



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, July 9, 2025

5:30 PM

Council Chambers

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

**I. Call to Order, Roll Call**

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

**III. Approval of Absences: Commissioner Miller and Munoz.**

**IV. Approval of Minutes: June 25, 2025 Meeting Minutes**

**1. [25-1013](#) Planning Commission Meeting Minutes DRAFT 6.25.2025**

**Attachments:** [6.25.25 PC Meeting Minutes- DRAFT](#)

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

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



**A. Plat****2. [25-0993](#)**

PL8731

**FINAL PLAT - Corpus Christi Holly Addition**

Lot 1, Block 1 (1.47 acres)

(District 5) Generally located at 2101 Rodd Field Road, on the southwest corner of Holly Road and Rodd Field Road.

**Attachments:** [PL8731CoverTabFinal \(002\)](#)

[PL8731ClosedCommentReport](#)[PL8731LatestPlat](#)**3. [25-0994](#)**

PL8744

**REPLAT - Lamar Park Subdivision**

Lot 21R, Block 13 (0.30 acres)

(District 2) Generally located at 330 Santa Monica, east of South Alameda Street and west of Center Drive.

**Attachments:** [PL8744ReplatCoverTab](#)

[PL8744ClosedCommentReport](#)[PL8744LatestPlat](#)**4. [25-1044](#)**

PL8544

**PRELIMINARY PLAT M & R Home Solutions, LLC Subdivision**

Block A Lot 1 (4.88 acres)

(District 4) Generally located a 2345 Yorktown Blvd, south of Yorktown Blvd. and east of Arman St. and west of Roscher Road.

**Attachments:** [PL8544PrelimCoverTab \(002\)](#)

[PL8544ClosedCommentReport](#)[PL8544LatestPrelimPlat](#)**B. Time Extension****5. [25-0992](#)**

PL7952

**Time Extension Request.Glenoak Park Unit 2**

Lot 2, Block 1 (1.36 acres)

(District 4) Generally located at 700 Glenoak Drive, east of Tinion Street



and west of Waldron Road.

**Attachments:** [PL7952PlatExtCoverTab](#)  
[PL7952LatestPlat](#)  
[PL7952RequestforPlatExtension](#)

6. [25-1043](#) PL8016  
**Extension Request Azali Oceanside Estates (Replat)**  
Lots 1-12, Block 1 (2.85 acres)

(District 2) Generally located at 3333 Ocean Drive, north of Saratoga Boulevard and east of Norchester Drive.

**Attachments:** [PL8016PlatExtCoverTab \(002\)](#)  
[PL8016ApprovedPCPlat](#)  
[PL8016RequetPlatExtension1yr](#)

C. **Zoning**

7. [25-1045](#) Zoning Case No. ZN8634, Saratoga 400 Partners, LLC. (District 3).  
Ordinance rezoning a property at or near 602 Saratoga Boulevard from the  
“RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5  
District with a Planned Unit Development overlay; providing for a penalty  
not to exceed \$2,000 and publication. (Staff recommends approval).  
**Attachments:** [ZN8634 Saratoga 400 Partners LLC Staff Report](#)  
[ZN8634 Saratoga 400 Partners LLC](#)

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

*The following Public Hearing items will be considered individually*

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

8. [25-1055](#) PL8544  
**Request for a Plat Waiver for Water/Fire Hydrant Construction-M &  
R Home Solutions, LLC Subdivision**  
Block A Lot 1 (4.88 acres)

(District 4) Generally located a 2345 Yorktown Blvd, south of Yorktown Blvd. and east of Arman St. and west of Roscher Road.

**Attachments:** [PL8544 Waiver Request Memo](#)  
[PL8544 Waiver Request PPT](#)

VII. **Director's Report: Chairman York's Recognition and Award Presentation**



**VIII. Future Agenda Items****IX. Adjournment**

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





# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, June 25, 2025

5:30 PM

Council Chambers

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

Chairman York called the meeting to order at 5:30pm. A quorum was present to conduct the meeting with Commissioners Miller and Munoz absent.

#### II. PUBLIC COMMENT: None.

#### III. Approval of Absences: Commissioners Budd and Munoz

Commissioner Cantu made a motion to approve the absences of Commissioners Budd and Munoz. Vice Chairman Salazar-Garza seconded. Vote: All Aye. Motion passed

#### IV. Approval of Minutes: June 11, 2025 Meeting Minutes

Commissioner Mandel made a motion to approve the meeting minutes from June 11, 2025, as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

#### 1. [25-0949](#) Planning Commission Meeting Minutes DRAFT 6.11.2025

Attachments: [6.11.25 PC MEETING MINUTES-DRAFT](#)

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

Andrew Dimas, Development Services introduced items 2, 3, & 4 into record. The plats will satisfy the requirements of the Unified Development Code and State Law.

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

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

Chairman York opened the floor for questions/comments.

Chairman York asked regarding agenda item #5 if the plat reflects the latest flood maps. Andrew Dimas stated the map is correct, but the note needs to be updated. Chairman York asked if the PC is allowed to approve a time extension but with conditions regarding



updates with FEMA background. Andrew Dimas stated the corrections would be made before recordation.

Chairman York stated for agenda item #6 regarding the plat since it is a PUD. He asked if the CCW changed their policy regarding water utilities (public vs private). He asked if the PUD's utility plan was affected. Andrew Dimas states the PUD has a 24-month timeframe on them. Once the expiration date approaches the developer has two routes: 1) go back through the entire process to extend the timeframe of the PUD; 2) the developer can apply for complete building application that will continue to keep this version of the PUD alive in the code which it was approved. Andrew Dimas stated they have not submitted a current building application.

Commissioner Hedrick for agenda item #5 since the developer is awaiting an army corps of engineers' wetlands determination. He asked if they have submitted it and how long will it take to receive. Andrew Dimas stated the developer has submitted for the determination and it could take anywhere 6 to 8 months, but it all depends.

Commissioner Hedrick asked what the reasoning was for the first and second extension. He is concerned that if they ask for another request extension the reasoning cannot be that they are still waiting for the wetland's determination.

Chairman York stated how it works if developer continue requesting extensions based on "market conditions". He asked if there is a timeframe on a building application (if a developer applies for one) to keep the process moving forward but is not actually doing anything. Andrew Dimas said the UDC states they have to submit a building application but does not specify what type of permit needs to be pulled. Andrew Dimas states this is something that needs to be addressed by PC and to have a workshop on what requirements will need to be met in order to possibly be granted an extension. Changes to the criteria would have to be approved and to be placed in the UDC. Chairman York stated if PC can approve time extensions with the condition that when they submit the PI plans, they adhere to current code at time of submittal. Buck states this could not happen. PC would have to deny the time extension and the developer would have to start the process over.

Commissioner Hedrick asked if we could deny a 12-month extension and grant a 3-month extension instead. Andrew Dimas stated that it would have to be in the UDC as to what the commission is allowed to do but for this instance as in today, it could not be done. Vice Chairman Salazar-Garza asked if we had the workshop in the future based on would all the questions we had today would it clarify what PC can do with time extensions. Andrew Dimas stated it would help establishment requirement criteria for the time extension process. Vice Chairman Salazar-Garza stated this process would help the commission.

Commissioner Hedrick requested for future time extensions if more details can be added to help PC with their possible approval (ie: participation and/or reimbursement



agreements, etc.)

Being there was no more discussion, Chairman York opened public comment. No comment. Chairman York closed public comment.

Commissioner Hedrick made a motion to approve the consent agenda items 2, 3, 4, 5, & 6 as presented by staff. Vice Chairman Salazar-Garza seconded. Vote: All Aye. Motion passes.

**A. Plat**

2. [25-0946](#) PL8712  
**Checkout London Weber Preliminary Plat 2.194 Ac.**  
Location: SW corner of F.M.43 (Weber Rd.) and Hwy. 286

**Attachments:** [PL8712PrelimCoverTab](#)  
[PL8712ClosedcommentReport](#)  
[PL8712LatestPrelimPlat](#)

3. [25-0945](#) PL8730  
**Bayfront Terrace Blk. 4 Lots 7R & 8R**  
Location: SW corner of Ocean Dr. and Ayers St.

**Attachments:** [PL8730CoverTabReplat \(003\)](#)  
[PL8730ClosedCommentReport](#)  
[PL8730LatestPlat](#)

4. [25-0979](#) PL8704  
**Southside Stroage Tract Preliminary Plat 1.166 Ac.**  
Location: 7106 Brooke Rd

**Attachments:** [PL8704PrelimCoverTab](#)  
[PL8704 Closed Comment Report](#)  
[PL8704 Latest Prelim Plat](#)

**B. Time Extension**

5. [25-0944](#) 21PL1180-3rd Request for a 12 Month Extension.  
**Ocean Breeze Subdivision**  
Located: South of the city limits line and east of Hwy. 361

**Attachments:** [21PL1180PlatExtensionCovertab](#)  
[21PL1180ApprovedPlat](#)  
[21PL1180PlatExtRequest](#)

6. [25-0967](#) 23PL1051-2nd request for a 12 Month Extension



Flamingo Resort Bungalows PUD

Located: South of Encantada Ave. east of Palmira Ave.

**Attachments:**     [23PL1051PlatExtCoverTab](#)  
                              [23PL1051Approved plat](#)  
                              [23PL1051PlatExtensionRequest](#)

**VI. Director's Report**

Andrew Dimas stated possible Planning Commission workshop to be scheduled.

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

With no other business to conduct, Chairman York adjourned the meeting at 5:47 pm.



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 9, 2025**

PL8731

**FINAL PLAT - Corpus Christi Holly Addition**

Lot 1, Block 1 (1.47 acres)

(District 5) Generally located at 2101 Rodd Field Road, on the southwest corner of Holly Road and Rodd Field Road.

Zoned: CG-2

Owner: Yasin Investments LLC

Engineer/Surveyor: John Cowan Associates, LLC

The applicant proposes to subdivide the property into a 1.47-acre lot intended for commercial development. The submitted Final Plat complies with the requirements of the Unified Development Code and State law. Accordingly, the Technical Review Committee recommends **approval**.



**Merged Document Report****Application No.: PL8731**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
T24-107 RE T24-108 Corpus Christi Holly Add 06-20-2025.pdf

**Comment Author Contact Information:**

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

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

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
14	P001	Note	Alex Harmon : DS	Closed	Update UE information to list document no 2025015957 and ensure UE matches recorded UE.	
18	P001	Note	Alex Harmon : DS	Closed	Define where public UE changes to Private UE	
19	P001	Callout	Alex Harmon : DS	Closed	Informational: This portion of the 15 ft UE can be recorded with this plat.	
7	P001	Callout	Mark Zans : LD	Closed	remove red text	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Mark Zans : LD	Closed	GIS comment: reviewed PL8731 Corpus Christi Holly Addition Block 1 Lot 1 and found that it does not close within acceptable engineering standards. Additionally, the overall clarity and presentation of the plat need improvement, as it is difficult to clearly discern the various parts of the property and read the bearings.	
9	P001	Note	Mark Zans : LD	Closed	Plat is a final plat.	
10	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/9/2025 The deadline for revisions to be submitted is 6/30/2025	
11	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.	
12	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.	
13	P001	Note	Mark Zans : LD	Closed	Remove the word court from the certificate. Move the certificate to the edge of the plat so that clerks office can put seal near the certificate..	
15	P001	Note	Mark Zans : LD	Closed	Remove non needed utility information and clean up plat to make directional calls and distances readable.	
20	P001	Note	Mark Zans : LD	Closed	add Block 1 Lot 1 to plat title.	



FINAL PLAT OF  
CORPUS CHRISTI HOLLY ADDITION  
BEING 1.470-ACRES ESTABLISHING LOT 1, BLOCK 1, PART OF TRACT  
7 AND PART OF TRACT 8, SECTION 19 OF THE FLOUR BLUFF &  
ENCINIAL FARM & GARDEN TRACTS, RECORDED IN VOLUME A,  
PAGES 41, 42 AND 43, M.R.N.C.T., CITY OF CORPUS CHRISTI,  
NUECES COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

I, YASIN INVESTMENT, LLC, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE  
PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN  
ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND  
MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT

THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: YASIN INVESTMENTS, LLC

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

LORI A. RASHEED, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
LORI A. RASHEED, MANAGING MEMBER, PROVEN TO ME TO BE THE PERSONS WHOSE  
SIGNATURES THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY  
ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND  
CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND

AND SEAL OF OFFICE. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

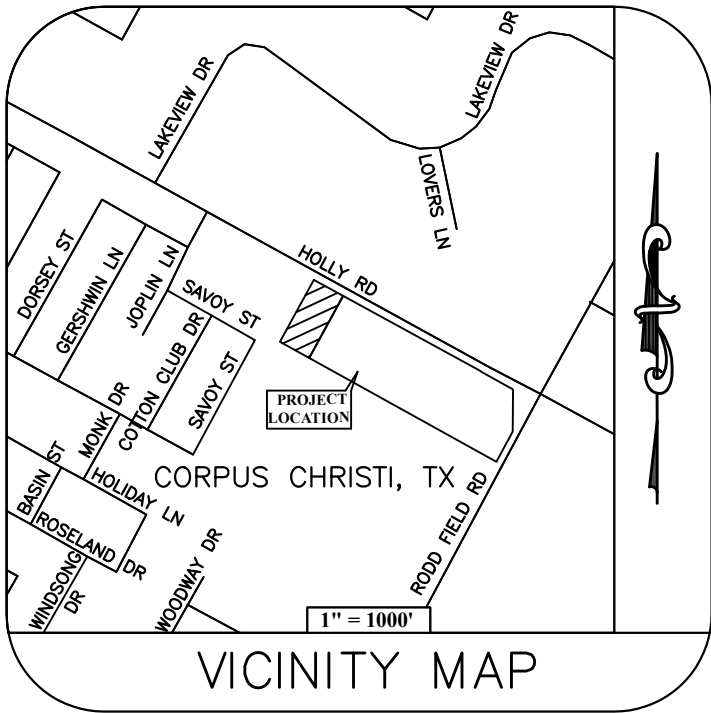
MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

NOTARY PUBLIC

LEGEND

- 5/8" IR FOUND (SURVEYOR)
- TYPE II DISK FOUND
- 1/2" IR SET W/CAP (J.COWAN & ASSOC.)
- TEMPORARY BENCHMARK
- ORNT OFFICIAL RECORDS NUECES COUNTY TEXAS
- MRNT MAP RECORDS NUECES COUNTY TEXAS
- UE UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- UDC UNIFIED DEVELOPMENT CODE
- P LCRA OVERHEAD POWER TRANSMISSION LINE
- PWP TRANSMISSION POWERPOLE



STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY, IN AND FOR NUECES COUNTY TEXAS, HEREBY

CERTIFY THAT THE FORGOING MAP DATED THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS

FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,

2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED IN VOLUME

\_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS OF NUECES COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI,

TEXAS. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DOCUMENT NO: \_\_\_\_\_

KARA SANDS, COUNTY CLERK

DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

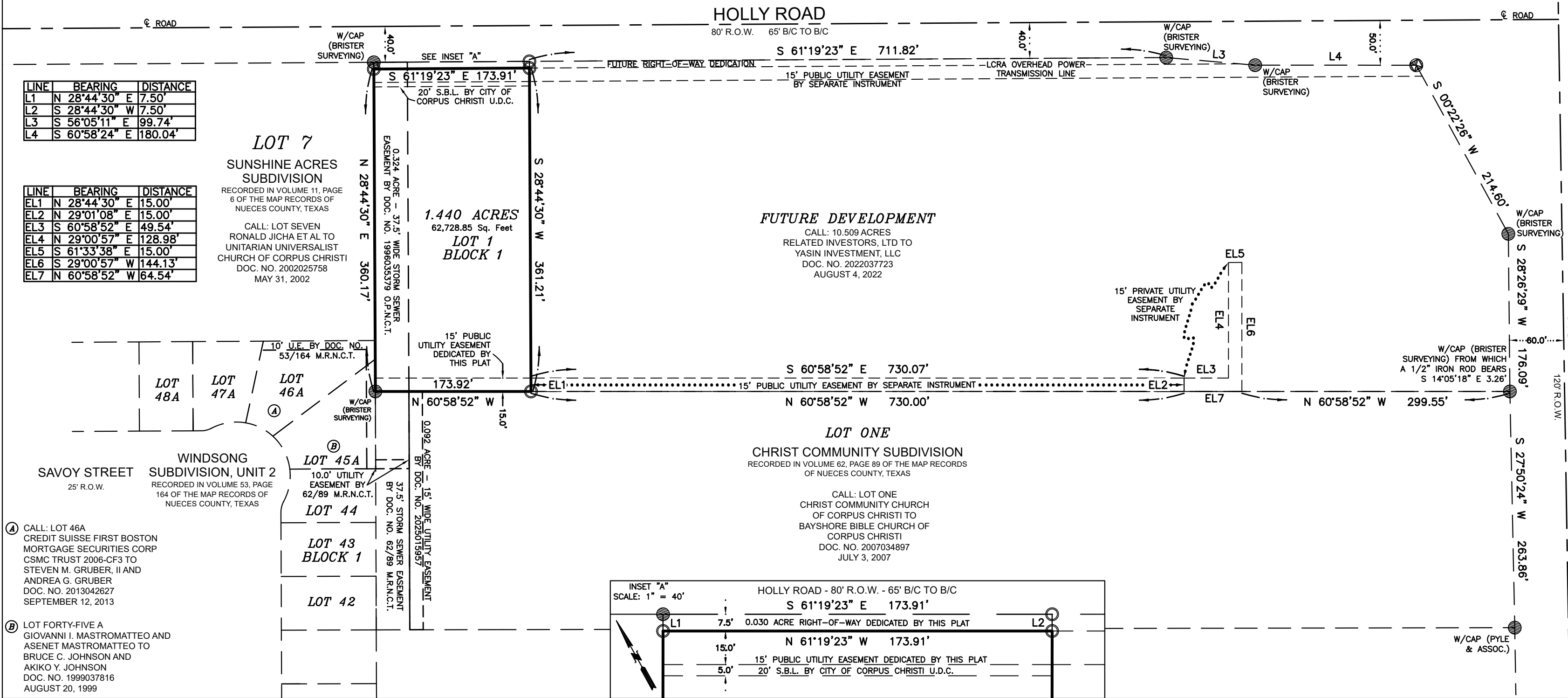
I, PHILIP W. CORNETT, A REGISTERED PROFESSIONAL LAND  
SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM SURVEY  
MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND  
CORRECT TO THE BEST OF MY KNOWLEDGE INFORMATION AND  
BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT  
AND BLOCK CORNERS AS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

Preliminary, this document shall not  
be recorded for any purpose and  
shall not be used or viewed or relied  
upon as a final survey document.  
Release date: June 20, 2025

PHILIP W. CORNETT, REGISTERED  
PROFESSIONAL LAND SURVEYOR  
NO. 5515

PLAT NOTES:

- TOTAL PLATTED AREA INCLUDING LOTS AND RIGHT-OF WAYS  
DEDICATION CONTAINS 1.470 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF  
THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE  
AS THE ZONING MAY CHANGE.
- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE  
PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE 4205,  
SURVEY FEET. SITE ELEVATION DATUM IS NAVD 88.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM  
THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS  
CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS  
"EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO  
CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION"  
USE.
- THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL  
EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD  
INSURANCE RATE MAP NO. 48355C0540G WITH A MAP EFFECTIVE  
DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE  
WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING  
THE BUILDING PERMIT PHASE.
- PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL  
CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN  
ARTICLE 7 OF THE UDC (UDC 7.1.7).
- 15 FOOT PRIVATE AND PUBLIC UTILITY EASEMENTS WILL BE  
DEDICATED BY SEPRATE INSTRUMENTS.



CALL: LOT 46A GIOVANNI I. MASTROMATTEO AND MORTGAGE SECURITIES CORP CSMC TRUST 2006-CF3 TO STEVEN M. GRUBER, II AND ANDREA G. GRUBER DOC. NO. 2013042627 SEPTEMBER 12, 2013

LOT FORTY-FIVE A AND ASSET MASTROMATTEO TO BRUCE C. JOHNSON AND AKIKO Y. JOHNSON DOC. NO. 1999037816 AUGUST 20, 1999



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 9, 2025**

PL8744

**REPLAT – Lamar Park Subdivision**

Lot 21R, Block 13 (0.30 acres)

(District 2) Generally located at 330 Santa Monica, east of South Alameda Street and west of Center Drive.

Zoned: RS-6

Owner: R Development LLC

Surveyor: Texas Geo Tech

The applicant proposes to combine property 0.30 -acre lot intended for existing residential property. The submitted Replat complies with the requirements of the Unified Development Code and State law. Accordingly, the Technical Review Committee recommends **approval**.



**Merged Document Report****Application No.: PL8744**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

Document Filename
250412 - RE-PLAT RE-PLAT - 322 & 330 SANTA MONICA PLACE (2).pdf
250412 - RE-PLAT Utility (2).pdf

**Comment Author Contact Information:**

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	AlexH2@cctexas.com	361-826-1102

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
9	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No</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**

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Mark Zans : DS	Closed	Application is deemed incomplete. The following is needed to complete. 1. A signed by the engineer/surveyor plat application. 2. A PHT form for the plat..	
2	P001	Note	Mark Zans : LD	Closed	Dimension and label the utility easement across the back of the lot.	
3	P001	Note	Mark Zans : LD	Closed	Provide name of street.	
4	P001	Note	Mark Zans : LD	Closed	Plat is a final plat	
5	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/9/2025 The deadline for revisions to be submitted is 6/30/2025	
6	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.	
7	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.	



STATE OF TEXAS  
COUNTY OF NUECES

I, R Development, LLC hereby certify that I am the owner of the Land embraced within the boundaries of the foregoing plat, that I have had said land surveyed and subdivided as shown, that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2025.

-----  
MICHELLE E. RAMIREZ, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by MICHELLE E. RAMIREZ.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2025.

-----  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

-----  
MICHAEL YORK, CHAIRMAN

-----  
MICHAEL DICE, SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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

STATE OF TEXAS  
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2025.

-----  
JARREL L. MOORE  
Registered Professional Land Surveyor No. 4854

STATE OF TEXAS  
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2025, with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

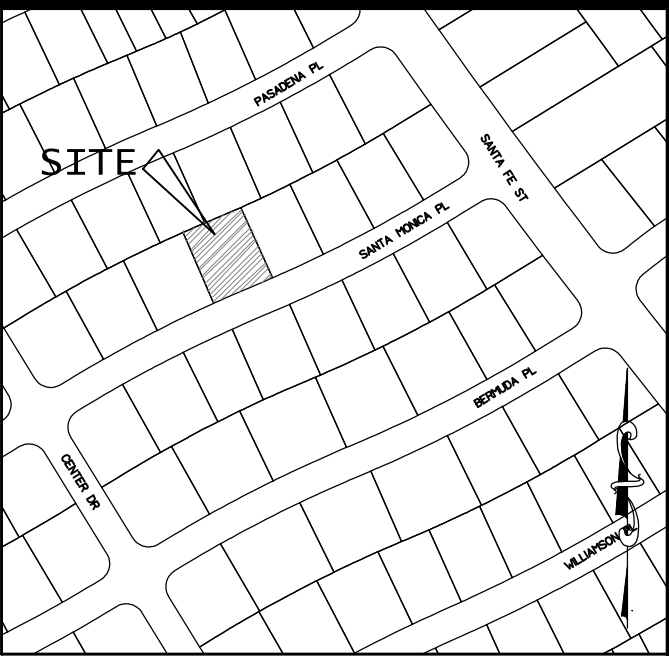
No. \_\_\_\_\_

Filed for Record  
At \_\_\_\_\_ o'clock \_\_\_\_ M.  
\_\_\_\_\_ 2025

By: \_\_\_\_\_  
Deputy  
Kara Sands,  
County Clerk  
Nueces County, Texas

# LAMAR PARK SUBDIVISION SECTION 4 BLOCK 13, LOT 21R

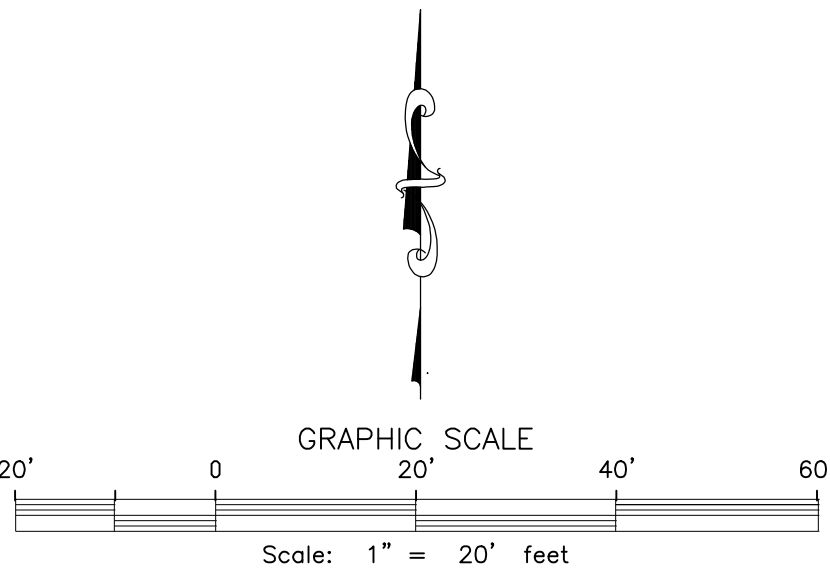
BENG A TOTAL OF 0.30 ACRE TRACT OF LAND, BEING THE WEST PORTION OF LOT 21 AND ALL OF LOT 22 AND THE EAST PORTION OF LOT 23, BLOCK 13, LAMAR PARK SUBDIVISION SECTION 4, AS RECORDED IN VOLUME 13 PAGE 42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, WITH SAID 0.30 ACRE TRACT OF LAND BEING SAME DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2025008441 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.



VICINITY MAP  
SCALE: N.T.S.

## GENERAL NOTES:

1. TOTAL PLATTED AREA CONTAINS 0.30 ACRES OF LAND.
2. BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "X", ACCORDING TO FEMA MAP AREAS OF 2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, COMMUNITY PANEL No. 48355CO635G, NUECES COUNTY, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 18, 2022.
3. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
4. 5/8" IRON RODS AT ALL LOT CORNERS.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
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. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE 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 AS "CONTACT RECREATION" USE.

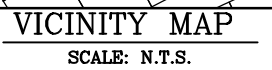


TEXAS GEO TECH  
LAND SURVEYING, INC

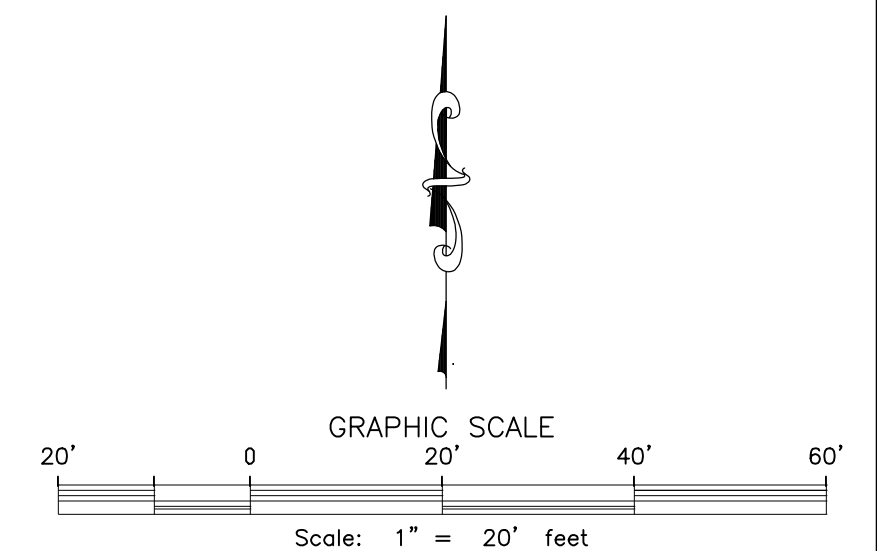
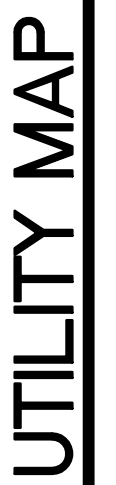
5525 SOUTH STAPLES - SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 250412  
JUNE 18, 2025



BENG A TOTAL OF 0.30 ACRE TRACT OF LAND, BEING THE WEST PORTION OF LOT 21 AND ALL OF LOT 22 AND THE EAST PORTION OF LOT 23, BLOCK 13, LAMAR PARK SUBDIVISION SECTION 4, AS RECORDED IN VOLUME 13 PAGE 42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, WITH SAID 0.30 ACRE TRACT OF LAND BEING SAME DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2025008441 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.



1. TOTAL PLATTED AREA CONTAINS 0.30 ACRES OF LAND.
2. BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "X", ACCORDING TO FEMA MAP AREAS OF 2% ANNUAL CHANCE OF FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, COMMUNITY PANEL No. 48355C0635G, NUECES COUNTY, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 18, 2022.
3. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
4. 5/8" IRON RODS AT ALL LOT CORNERS.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
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. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE 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 AS "CONTACT RECREATION" USE.



**TEXAS GEO TECH**  
**LAND SURVEYING, INC**  
 5525 SOUTH STAPLES - SUITE B2  
 Corpus Christi, TX 78411  
 (361) 993-0808 Fax (361) 993-2955  
 JOB # 250412  
 MAY 30, 2025



STATE OF TEXAS  
COUNTY OF NUECES

I, R Development, LLC hereby certify that I am the owner of the Land embraced within the boundaries of the foregoing plat, that I have had said land surveyed and subdivided as shown, that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2025.

-----  
MICHELLE E. RAMIREZ, MANAGER

STATE OF TEXAS  
COUNTY OF NUECES

This instrument was acknowledged before me by MICHELLE E. RAMIREZ.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2025.

-----  
Notary Public in and for the State of Texas

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

-----  
MICHAEL YORK, CHAIRMAN

-----  
MICHAEL DICE, SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS THE\_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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

STATE OF TEXAS  
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the\_\_\_\_\_ day of \_\_\_\_\_ 2025.

-----  
JARREL L. MOORE  
Registered Professional Land Surveyor No. 4854

STATE OF TEXAS  
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2025, with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_ 2025, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

No. \_\_\_\_\_

Filed for Record  
At \_\_\_\_\_ o'clock \_\_\_\_ M.  
\_\_\_\_\_ 2025

By: \_\_\_\_\_  
Deputy  
Kara Sands,  
County Clerk  
Nueces County, Texas

# LAMAR PARK SUBDIVISION SECTION 4 BLOCK 13, LOT 21R

BENG A TOTAL OF 0.30 ACRE TRACT OF LAND, BEING THE WEST PORTION OF LOT 21 AND ALL OF LOT 22 AND THE EAST PORTION OF LOT 23, BLOCK 13, LAMAR PARK SUBDIVISION SECTION 4, AS RECORDED IN VOLUME 13 PAGE 42 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, WITH SAID 0.30 ACRE TRACT OF LAND BEING SAME DESCRIBED BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2025008441 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

SITE

VICINITY MAP  
SCALE: N.T.S.

LAMAR PARK SUBDIVISION SECTION 3  
VOLUME 13, PAGE 42  
M.R.N.C.T.

r=2205.10'  
a=56.54'  
cd=56.54'  
cb=N66°48'01"E  
d= 1'28'09"

r=2205.10'  
a=47.95'  
cd=47.95'  
cb=N66°36'19"E  
d= 1'14'45"

FND. 5/8" I.R.  
5' U.E.

FND. 5/8" I.R.  
5' U.E.

S23°25'28"E

REMAINING PORTION OF  
LOT 21, BLOCK 13  
LAMAR PARK  
SUBDIVISION SECTION 4  
VOLUME 13, PAGE 42  
M.R.N.C.T.

123.66'

FND. 5/8" I.R.

r=2180.10'  
a=35.00'  
cd=35.00'  
cb=S66°32'43"W  
d= 0°55'11"

r=2230.10'  
a=68.80'  
cd=68.80'  
cb=S66°35'26"W  
d= 1'46'04"

SANTA MONICA PLACE

50.00'

GRAPHIC SCALE  
20' 0 20' 40' 60'  
Scale: 1" = 20' feet

TEXAS GEO TECH  
LAND SURVEYING, INC  
5525 SOUTH STAPLES - SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 250412  
JUNE 18, 2025



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 9, 2025**

PL8544

**PRELIMINARY PLAT- M & R Home Solutions, LLC Subdivision**

Block A Lot 1 (4.88 acres)

(District 4) Generally located a 2345 Yorktown Blvd, south of Yorktown Blvd. and east of Arman St. and west of Roscher Road.

Zoned: RS-6

Owner: The Towers, LLC

Surveyor: 3D Design and Engineering- Cypress Texas

The applicant proposes to plat the property to develop two lots for a cell tower. The submitted Preliminary Plat satisfies the requirements of the Unified Development Code and State Law. The Technical Review Committee recommends Approval.



**Merged Document Report****Application No.: PL8544**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
PL.002 PLAT.pdf
PL8544 - SWQMP.2.pdf

**Comment Author Contact Information:**

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Marcos Castaneda	marcosc@cctexas.com	-
Mark Zans	markz2@cctexas.com	361-826-3553
Carter Miska	carterm@cctexas.com	-
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
15	Alex Harmon : DS	Closed	5/22/25 UPDATE: Planner to ensure that waiver for water is submitted and presented at PC.  Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes, 1-way cycle track Sidewalks: Yes, per 8.2.2	



Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
			B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes 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
19	P002	Note	Marcos Castaneda : Default	Closed	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.	
10	Layout1	Callout	Alex Harmon : DS	Closed	This easement appears to overlap a 15' city Utility Easement that has a water transmission line running through it. Show city utility easement.	
11	Layout1	Note	Alex Harmon : DS	Closed	Yorktown Blvd is part of the City's Bike Mobility Plan with 1-way cycle track on both sides of Yorktown Blvd.	
12	Layout1	Note	Alex Harmon : DS	Closed	There is an abandoned RRC pipeline, verify if there is an RRC easement. If so, show on plat.	
13	Layout1	Note	Alex Harmon : DS	Closed	5/22/25 UPDATE: Completeness check was approved without utility plan.  Utility Plan should be submitted.  Per City IDM 4.03 for streets with right of way 100 ft or great or 4 or more traveling lanes, fire protection is required on both sides of the street.	
14	Layout1	Note	Alex Harmon : DS	Closed	Add plat note: 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	Layout1	Note	Mark Zans : LD	Closed	Nueces County Appr. District comment: The proposed subdivision legal description is already being used. Please provide a different legal description for the preliminary plat..	
2	Layout1	Note	Mark Zans : LD	Closed	Please remove all the certificates and signature lines. preliminary plats are not recorded.	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	Layout1	Note	Mark Zans : LD	Closed	Yorktown Blvd. is an A-2 roadway on the RMP and is to be 100' in ROW. Currently the roadway is 80' in width so dedication of ten feet for ROW is required per the RMP. Hatch the dedication and provide the square footage for the area being dedicated.	
4	Layout1	Note	Mark Zans : LD	Closed	Depict the centerline of Yorktown Blvd. and dimension the distance between center line and property line.	
5	Layout1	Note	Mark Zans : LD	Closed	Please show parcels and lots on the location map.	
6	Layout1	Note	Mark Zans : LD	Closed	Increase size of text for street names on the location map.	
7	Layout1	Note	Mark Zans : LD	Closed	Provide legal description of adjoining property.	
8	Layout1	Note	Mark Zans : LD	Closed	Provide legal description of adjoining property.	
18	Layout1	Note	Mark Zans : LD	Closed	<p>Traffic comments- Informational only</p> <p>The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off Yorktown Blvd.</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p>	
20	Layout1	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.	
21	Layout1	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.	
16	Layout1	Note	Carter Miska : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
17	Layout1	Note	Carter Miska : WW	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	



PLAT OF  
M&R HOME SOLUTIONS, LLC SUBDIVISION  
LOT 1, BLOCK A

BEING A REPLAT OF A 4.888-ACRE TRACT OF LAND OUT OF LOTS 7 AND 8, SECTION 36 OF FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME A PAGES 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	50.00'	S28° 33' 49"W
L2	50.00'	N61° 26' 11"W
L3	50.00'	N28° 33' 49"E
L4	50.00'	S61° 26' 11"E
L5	50.00'	N61° 26' 11"W
L6	42.08'	N28° 33' 49"E
L7	50.00'	S61° 23' 33"E
L8	42.04'	S28° 33' 49"W

FLOR PEQUENA HOUSING &  
CONSTRUCTION LLC  
FLOUR BLUFF & ENC FRM GDN  
TRACT 4.888 ACS OUT LT 7 SEC 36

PARCEL ID: 232273

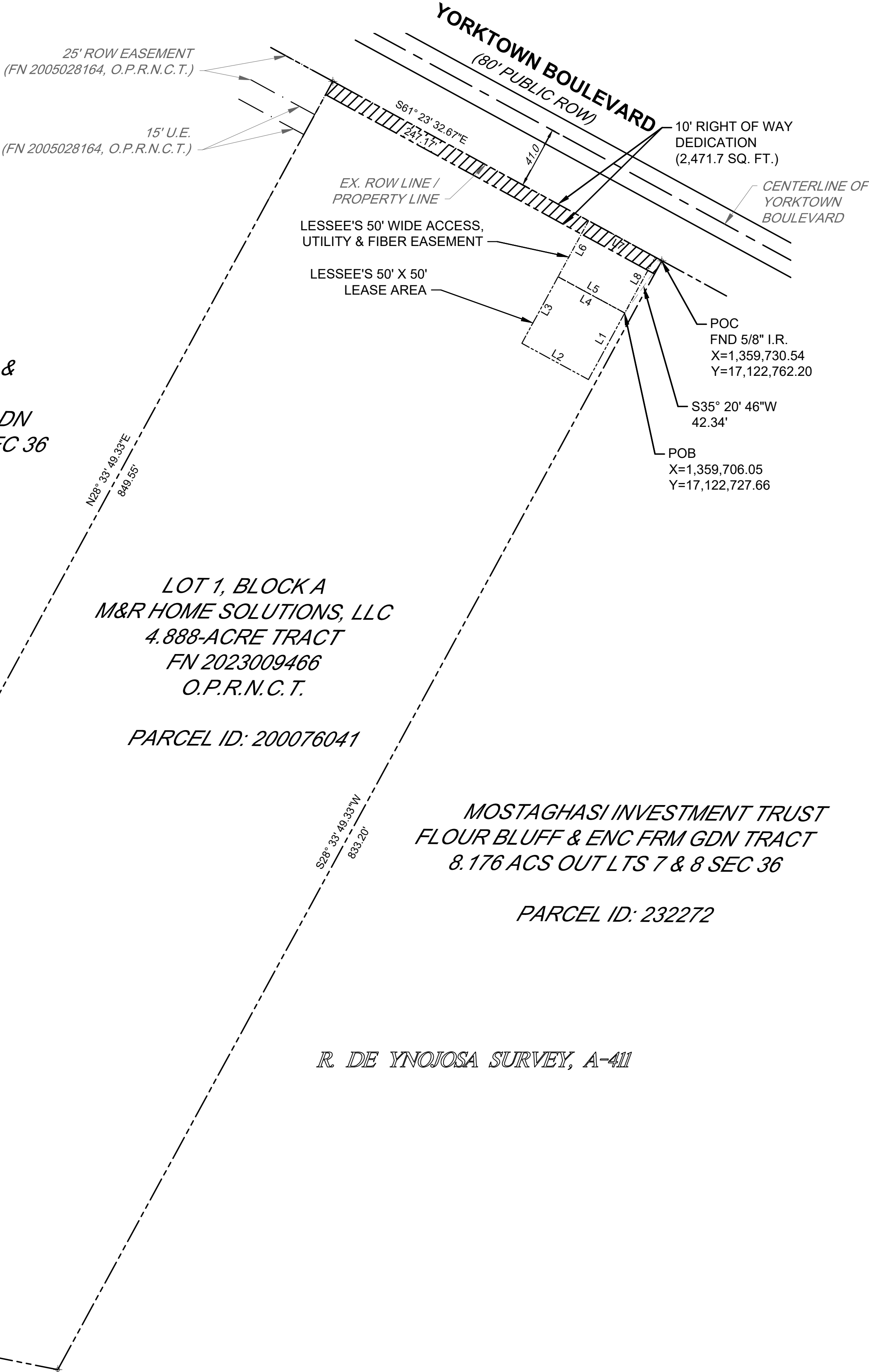
LOT 1, BLOCK A  
M&R HOME SOLUTIONS, LLC  
4.888-ACRE TRACT  
FN 2023009466  
O.P.R.N.C.T.

PARCEL ID: 200076041

MOSTAGHASI INVESTMENT TRUST  
FLOUR BLUFF & ENC FRM GDN TRACT  
8.176 ACS OUT LTS 7 & 8 SEC 36

PARCEL ID: 232272

R. DE YNOJOSA SURVEY, A-411



PARENT TRACT LEGAL DESCRIPTION:

FROM THE COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, TOWER TITLE OF TEXAS, LLC, VERTICAL BRIDGE FILE #, US-TX-6370, TOWER TITLE FILE#: VTB-171696-C, EFFECTIVE DATE: MARCH 28, 2024, COMMITMENT NO. ISSUED APRIL 11, 2024:

A 4.888 ACRE TRACT OF LAND OUT OF LOTS 7 AND 8, SECTION 36, FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, A MAP OR WHICH IS RECORDED IN VOLUME A, PAGES 41-43, MAP RECORDS, NUECES COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, SET, ON THE SOUTHWEST RIGHT-OF-WAY LINE OF AN 80.00 FOOT WIDE ROAD, KNOWN AS YORKTOWN ROAD, FOR THE EAST CORNER OF THIS TRACT, FROM WHICH POINT A 600 NAIL, FOUND, FOR THE EAST CORNER OF SAID LOT 8, SECTION 36, BEARS SOUTH 61°00'00\"

THENCE, SOUTH 28°57'22\"

THENCE, NORTH 78°21'11\"

THENCE, NORTH 38°46'30\"

THENCE, NORTH 28°57'22\"

THENCE, SOUTH 61°00'00\"

PARCEL ID 200076041.

THIS BEING THE SAME PROPERTY CONVEYED TO M&R HOME SOLUTIONS, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM ROEL ROMAN VILLARREAL AND MARY ANN DE LA GARZA, BOTH SINGLE PERSONS IN A DEED DATED MARCH 15, 2023 AND RECORDED MARCH 20, 2023 AS INSTRUMENT NO. 2023009466.

LESSEE'S 50'X50' LEASE AREA DESCRIPTION:

BEING A LESSEE'S 50'X50' LEASE AREA CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.888-ACRE TRACT CONVEYED TO M&R HOME SOLUTIONS, LLC AS RECORDED IN FILE NUMBER 2023009466 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0574-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 5/8 INCH IRON ROD BEING THE EAST CORNER OF SAID 4.888-ACRE TRACT, LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,730.54 (E), Y=17,122,762.20 (N);

THENCE SOUTH 35 DEGREES 20 MINUTES 46 SECONDS WEST, 42.34 FEET TO THE POINT OF BEGINNING AND SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,706.05 (E), Y=17,122,727.66 (N);

THENCE SOUTH 28 DEGREES 33 MINUTES 49 SECONDS WEST, 50.00 FEET TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 61 DEGREES 26 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 33 MINUTES 49 SECONDS EAST, 50.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 61 DEGREES 26 MINUTES 11 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0574 ACRES (2,500.00 SQUARE FEET) OF LAND.

LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT DESCRIPTION:

BEING A LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT CONTAINING 0.0483 ACRES (2,103.18 SQUARE FEET) OF LAND LOCATED IN THE R. DE YNOJOSA SURVEY, ABSTRACT NO. 411, NUECES COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 4.888-ACRE TRACT CONVEYED TO M&R HOME SOLUTIONS, LLC AS RECORDED IN FILE NUMBER 2023009466 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, SAID 0.0483-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 5/8 INCH IRON ROD BEING THE EAST CORNER OF SAID 4.888-ACRE TRACT, LYING IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,730.54 (E), Y=17,122,762.20 (N);

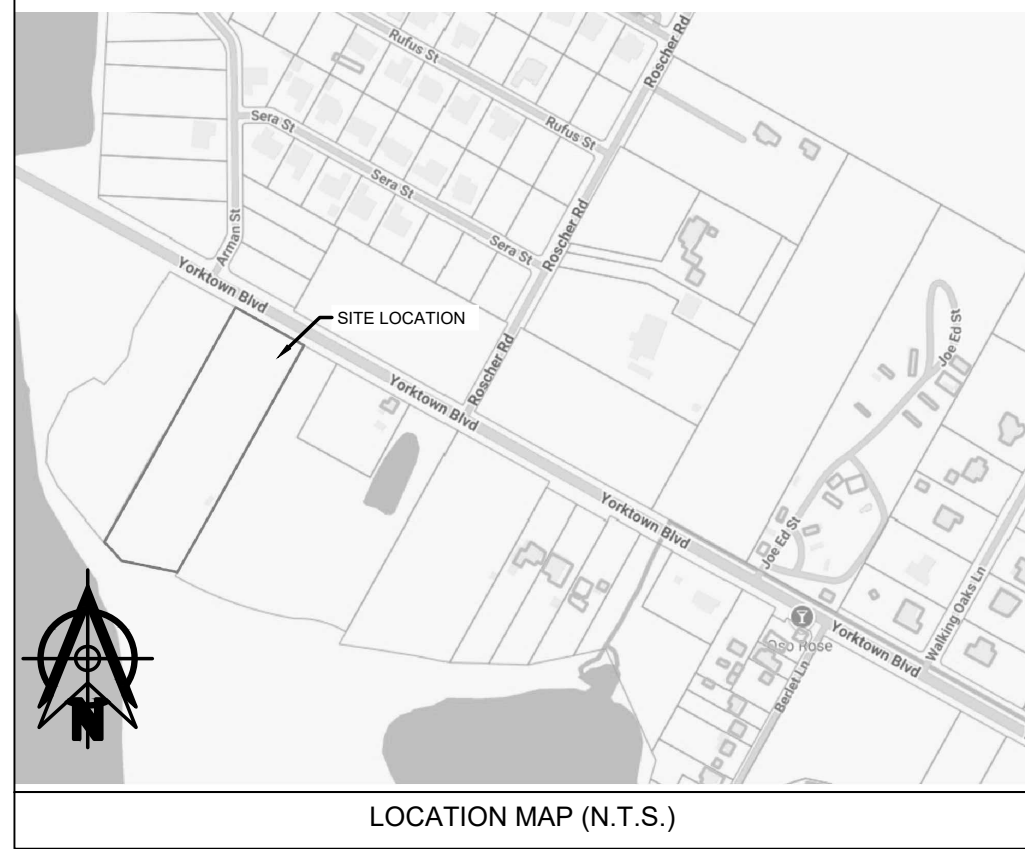
THENCE SOUTH 35 DEGREES 20 MINUTES 46 SECONDS WEST, 42.34 FEET TO THE POINT OF BEGINNING AND EAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=1,359,706.05 (E), Y=17,122,727.66 (N);

THENCE NORTH 61 DEGREES 26 MINUTES 11 SECONDS WEST, 50.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 28 DEGREES 33 MINUTES 49 SECONDS EAST, 42.08 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF YORKTOWN BOULEVARD, COMMON WITH THE NORTHEASTERLY PROPERTY LINE OF SAID 4.888-ACRE TRACT;

THENCE SOUTH 61 DEGREES 23 MINUTES 33 SECONDS EAST, 50.00 FEET ALONG SAID COMMON LINE TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 28 DEGREES 33 MINUTES 49 SECONDS WEST, 42.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0483 ACRES (2,103.18 SQUARE FEET) OF LAND.



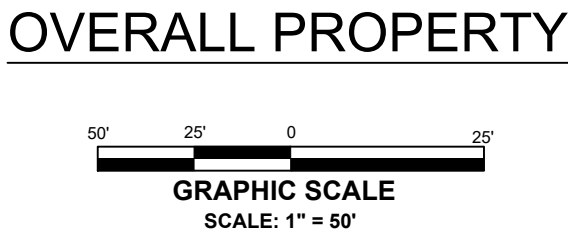
GENERAL NOTES:

- ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (4205), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID12A) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
- PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 07/26/2024).
- BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
- THIS SURVEY CONTAINS A PLAT AND METES & BOUNDS DESCRIPTIONS FOR A LESSEE'S 50'X50' LEASE AREA AND A LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF VERTICAL BRIDGE REIT, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LESSEE'S LEASE AREA AND EASEMENT SHOWN HEREON. THE LEASE AREA AND ASSOCIATED EASEMENT WILL NOT BE MONUMENTED.
- THE LESSEE'S 50'X50' LEASE AREA AND THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIE ENTIRELY WITHIN THE PARENT TRACT.
- THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT TERMINATES AT A CONFIRMED PUBLIC RIGHT-OF-WAY.
- AT THE TIME OF THE SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LESSEE'S LEASE OR EASEMENT AREAS.
- A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.
- THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE COMMITMENT FOR TITLE INSURANCE T-7 ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, TOWER TITLE OF TEXAS, LLC, VERTICAL BRIDGE FILE #: US-TX-6370, TOWER TITLE FILE#: VTB-171696-C, EFFECTIVE DATE: MARCH 28, 2024, COMMITMENT NO. ISSUED APRIL 11, 2024.
- NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
- ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
- UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 07/26/2024. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 BEFORE DIGGING.
- AT THE TIME OF THE SURVEY, THE LESSEE'S 50'X50' LEASE AREA AND THE LESSEE'S 50' WIDE ACCESS, UTILITY, AND FIBER EASEMENT LIE WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48355C0540G, EFFECTIVE ON 10/13/2022 (NUECES COUNTY, TEXAS).
- LESSEE'S LEASE AREA AND LESSEE'S EASEMENT PLACEMENT IS PER LAND OWNER, A&E OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS.

ABBREVIATIONS	
A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN.	FILE NUMBER
FND.	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.N.C.T.	OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
POB.	POINT OF BEGINNING
POC.	POINT OF COMMENCEMENT
OH.	OVERHEAD
ROW.	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM.	TEMPORARY BENCHMARK
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND	
-----	LESSEE'S LEASE AREA
-----	EX. PROPERTY LINE
-----	LESSEE'S EASEMENT
-----	POC-POB TIE LINE

LESSEE'S PREMISES INFORMATION		
LATITUDE	27.638696°	
LONGITUDE	-97.340428°	
ELEVATION	13.1' A.M.S.L.	
REV#	DATE	BY



OVERALL PROPERTY



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 9, 2025**

PL7952

**Time Extension Request – Glenoak Park Unit 2**

Lot 2, Block 1 (1.36 acres)

(District 4) Generally located at 700 Glenoak Drive, east of Tinion Street and west of Waldron Road.

Zoned: RM-1

Owner: Jackie Homes LLC

Engineer/Surveyor: Munoz Engineering

The Planning Commission approved the above-referenced replat on June 6, 2024. The applicant is requesting a 12-month extension, which, if granted, would extend the plat's expiration date to July 9, 2026.

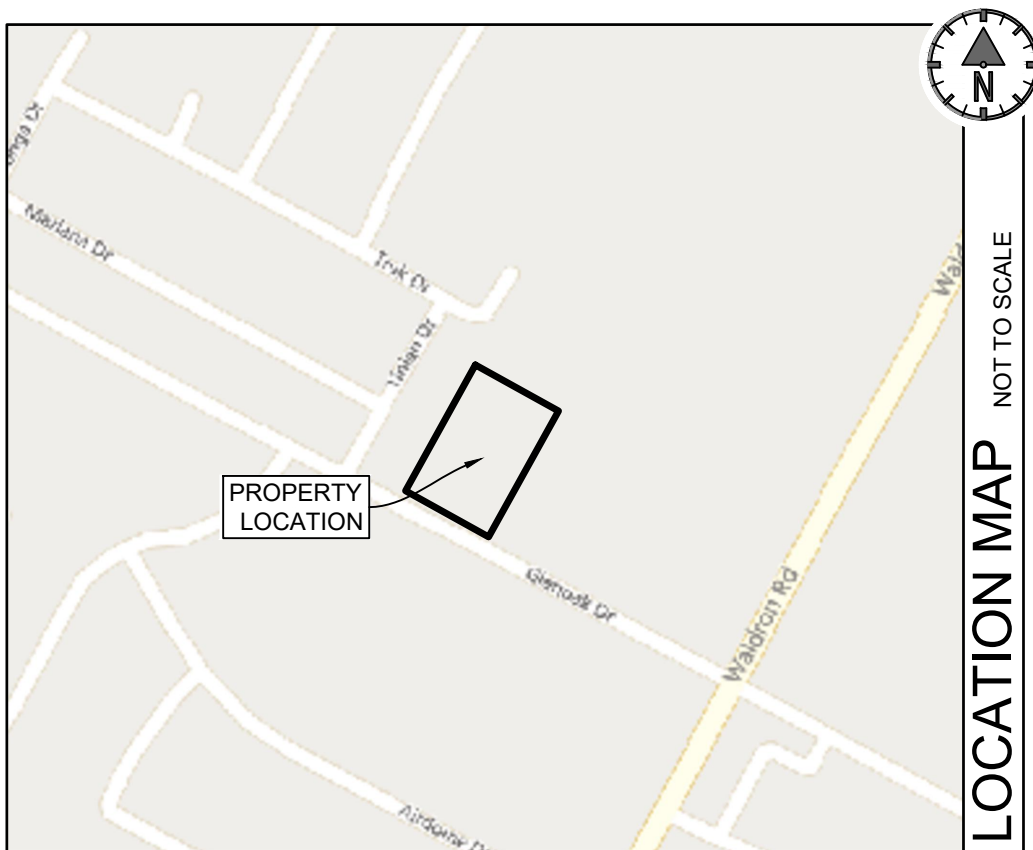
The applicant states: "The purpose of this correspondence is to formally request a 12-month time extension for the plat to allow for commencement of construction improvements."



PLAT - FULL SIZE - 18 x 24  
MUNOZ ENGINEERING, LLC © 2023 (M)Project.dwg - JACKIE HOMES/230050 - GLENOAK TOWNHOMES/02 - DRAWING/02 FINAL/01 DWG/230050 - GLENOAK TOWNHOMES - PLAT-TM (05/24.dwg)

REPLAT OF  
**GLENOAK PARK UNIT 2A**  
**BLOCK 1, LOTS 1 - 17**

BEING A REPLAT OF A 1.364 ACRE TRACT OF LAND DESCRIBED AS LOT 2,  
BLOCK 1, GLENOAK PARK UNIT 2 AS SHOWN ON MAP VOLUME 41 PAGE  
88A, MAP RECORDS OF NUECES COUNTY, TEXAS



STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

JACKIE HOMES, LLC DO HEREBY CERTIFY THAT WE ARE THE OWNER OF THE LANDS DESCRIBED HEREIN;  
THAT ALL PUBLIC EASEMENTS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED FOR THE INSTALLATION,  
OPERATION, AND MAINTENANCE OF PUBLIC UTILITIES WITH THE EXCEPTION OF A PRIVATE ACCESS  
EASEMENT FOR A PRIVATE STREET AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF  
DESCRIPTION AND DEDICATION.

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

\_\_\_\_\_  
JACQUELINE AZALLI  
MANAGER

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

SEAL

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

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

I, \_\_\_\_\_, \_\_\_\_\_ FOR THE FIRST STATE BANK OF ODEM, DO HEREBY  
CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF  
WHICH \_\_\_\_\_ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND  
DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NAME: \_\_\_\_\_

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

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

SEAL

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

SEAL

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

\_\_\_\_\_  
KAMRAN ZARGHOUNI  
CHAIRMAN

\_\_\_\_\_  
AL RAYMOND, III, AIA  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

BY: \_\_\_\_\_  
DEPUTY

\_\_\_\_\_  
KARA SANDS - COUNTY CLERK  
NUECES COUNTY, TEXAS

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

FILED FOR RECORD AT

\_\_\_\_: \_\_\_\_ O'CLOCK \_\_\_\_ ON \_\_\_\_\_, 20 \_\_\_\_.

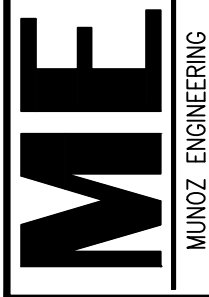
PLAT SYMBOL AND LINE LEGEND (NOT ALL MAY BE USED)

● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR
⊙ FOUND 1/2-INCH IRON PIPE	⊙ FOUND 1-INCH IRON PIPE
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR	⊙ BLOCK IDENTIFICATION
_____ ADJACENT BOUNDARY LINE	_____ PROPERTY BOUNDARY LINE
_____ ADJACENT PROPERTY LINE	_____ PROPERTY LOT LINE
----- ADJACENT ROW CENTER LINE	----- ROW CENTER LINE
- - - - - ADJACENT EASEMENT	- - - - - EASEMENT
- - - - - ADJACENT SETBACK REQUIREMENT	- - - - - SETBACK REQUIREMENT
	- - - - - FEMA BOUNDARY LINE

PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

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

MUNOZ ENGINEERING



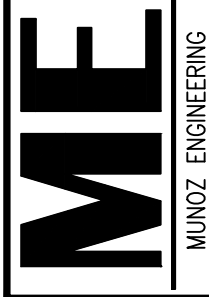
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

REPLAT OF

**GLENOAK PARK UNIT 2A**  
**BLOCK 1, LOTS 1-17**

CORPUS CHRISTI, NUECES COUNTY, TEXAS

MUNOZ ENGINEERING



CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

REPLAT OF

**GLENOAK PARK UNIT 2A**  
**BLOCK 1, LOTS 1-17**

CORPUS CHRISTI, NUECES COUNTY, TEXAS

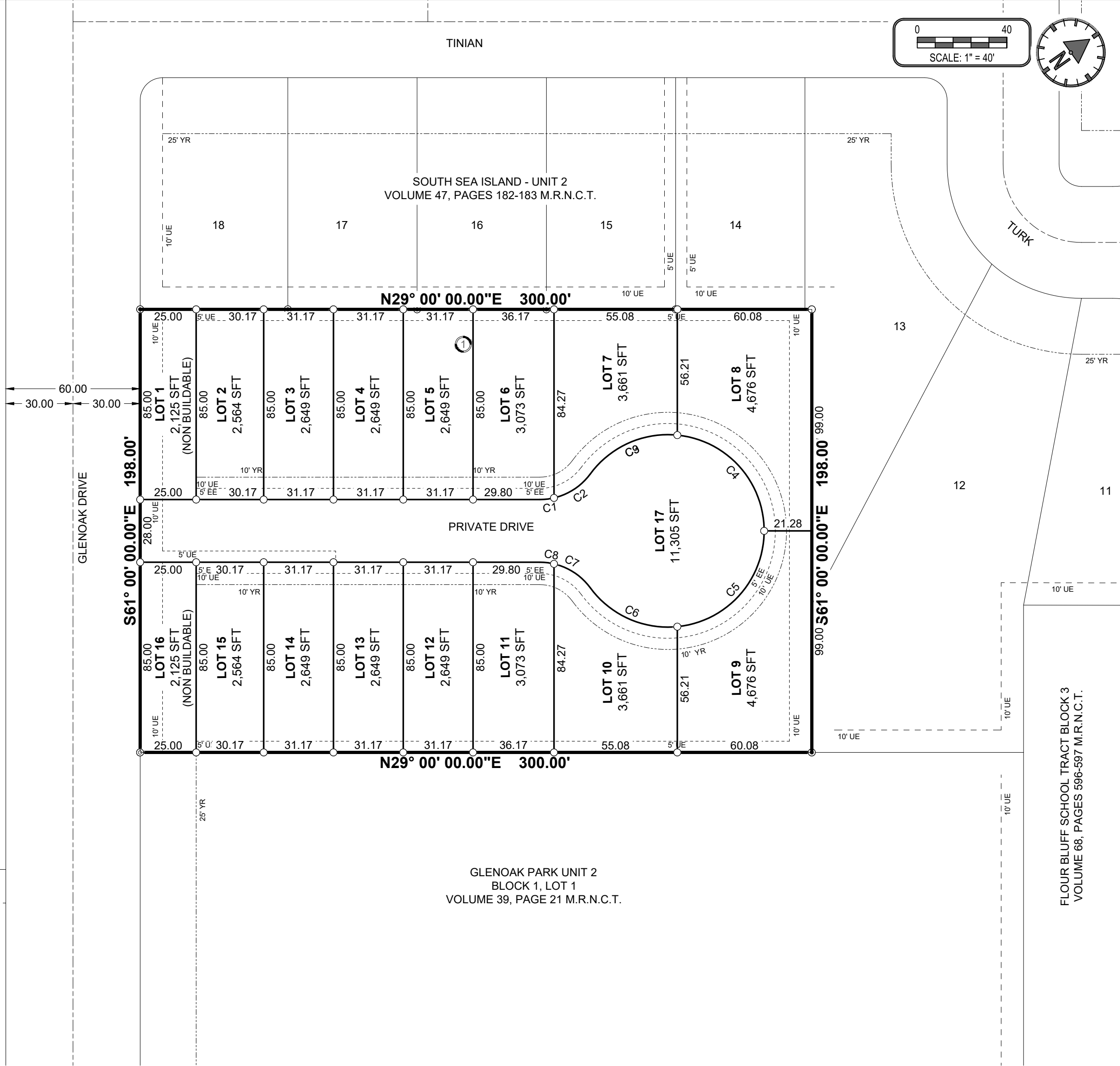


1. LOT INFORMATION  
BUILDABLE LOTS: 14  
NON-HABITABLE LOTS: 3
2. TOTAL PLATTED AREA CONTAINS 1.364 ACRES OF LAND INCLUDING RIGHT-OF-WAYS AND EASEMENTS DEDICATION.
3. FEMA INFORMATION  
BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0545G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022.  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
4. RECEIVING WATERS  
LAGUNA MADRE DRAINAGE BASIN  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.
5. ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
6. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
7. ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
8. THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
9. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
10. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
11. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
12. THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
13. ELECTRICAL EASEMENTS (EE)  
ELECTRICAL EASEMENTS (EE) ARE TO BE OWNED BY THE ELECTRICAL UTILITY COMPANY THAT IS PROVIDING THE ELECTRICAL PRIMARY AND SECONDARY LINES, ELECTRICAL TRANSFORMERS, BOXES, PEDESTALS, POLES, AND ANY OTHER APPURTENANCES TO SUPPLY ELECTRICAL POWER TO THE LOT(S) WITHIN THIS PLAT.
14. BLOCK 1 IS TO BE GOVERNED BY THE GLENOAK PARK TOWNHOMES HOME OWNER'S ASSOCIATION AND RESTRICTIVE COVENANTS.
15. BLOCK 1, LOT 17  
SHALL BE A PRIVATE ACCESS EASEMENT AND UTILITY EASEMENT FOR THE INSTALLATION, MAINTENANCE, ACCESS OF PRIVATE UTILITIES, AND ACCESS FOR ALL LOTS ABUTTING. THIS ACCESS EASEMENT SHALL BE OWNED AND MAINTAINED PRIVATELY.

FBISD AQUATIC CENTER  
BLOCK 1, LOT 1  
VOLUME 68, PAGES  
594-595 M.R.N.C.T.

WALDRON HEIGHTS  
SUBDIVISION  
BLOCK A, LOT 1  
VOLUME 37, PAGE 158  
M.R.N.C.T.

CURVE TABLE					
CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.42'	28.00'	13.15'	N22° 25' 26"E	6.41'
C2	19.83'	28.00'	40.58'	N4° 26' 28"W	19.42'
C3	44.53'	43.00'	59.34'	S4° 56' 14"W	42.57'
C4	63.34'	43.00'	84.39'	S76° 48' 13"W	57.76'
C5	63.34'	43.00'	84.39'	N18° 48' 13"W	57.76'
C6	44.53'	43.00'	59.34'	N53° 03' 46"E	42.57'
C7	19.83'	28.00'	40.58'	S62° 26' 28"W	19.42'
C8	6.43'	28.00'	13.15'	S35° 34' 30"W	6.41'



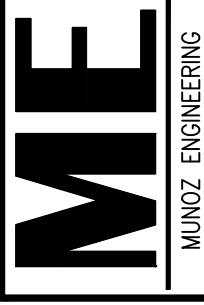
## REPLAT OF

**GLENOAK PARK UNIT 2A  
BLOCK 1, LOTS 1-17**

CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE  
2 OF 2

## MUNOZ ENGINEERING



CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT



# Brister Surveying

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

ENGINEER	RAMIRO MUNOZ III, PE				
SURVEYOR	RONALD BRISTER, RPLS				
OWNER	JACKIE HOMES, LLC				
ENGR PID	230050	SURVEY PID	N/A	OWNER PID	N/A
DRWN BY	TM	CHKD BY	RM III	APPD BY	RB
SURVEY DATE	06/05/2023	DRAWING DATE	05/31/2024		



# MUNOZ ENGINEERING

TBPE FIRM No. 12240

*Practical Engineering Solutions*

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June 10, 2025

**City of Corpus Christi**

2406 Leopard Street, 1<sup>st</sup> Floor  
Corpus Christi, TX 78408

**Attn: Mark L. Zans, Planner II**

**Re: PLAT EXTENSION**

**COCC ID – PL7952**

**Glenoak Park Unit 2**

Mr. Zans:

We respectfully request a (6) six month time extension of the plat for the subject project. This project was delayed due to the permitting for the street closure because of the school being in session. Construction of the improvements has not been started.

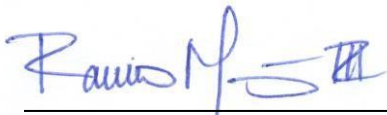
Please feel free to call if you have any questions.

If you have any questions, please call me at (361) 944-1301 or e-mail me at ram@munozenrg.com.

Sincerely,

**MUNOZ ENGINEERING**

TBPE FIRM No. F-12240



**Ramiro Muñoz III, PE, MLSE**

*Principal/Project Manager*



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
July 9, 2025**

PL8016

**EXTENSION REQUEST – Azali Oceanside Estates (Replat)**

Lots 1-12, Block 1 (2.85 acres)

(District 2) Generally located at 3333 Ocean Drive, north of Saratoga Boulevard and east of Norchester Drive.

Zoned: RS-6

Owner: P & A LLC

Engineer/Surveyor: Munoz Engineering

In the extension request, the applicant states “The purpose of this correspondence is to formally request a 12-month time extension for the plat. This project was delayed and has not started construction.”

The Planning Commission approved the above replat on May 1, 2024. This request is for a 12-month extension. If approved, the new expiration date would be July 9, 2026—twelve months from the date of the Planning Commission’s approval of the extension. Staff recommends **approval**.



PLAT - FULL SIZE - 18" x 24"  
MUNOZ ENGINEERING, LLC © 2023. All Rights Reserved. - Azali Enterprises 240007 - Azali Vets on the Bay/02 - DRAWINGS/01 LAND/02 PLATTING/02 FINAL/01 DWG/240007 - AZALI OCEANSIDE ESTATES - REPLAT (chp)

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

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

ATA O. AZALI  
PRESIDENT

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SEAL

NOTARY PUBLIC

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

I, \_\_\_\_\_, \_\_\_\_\_ FOR THE \_\_\_\_\_ DO HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND SHOWN ON THE FOREGOING MAP OF WHICH \_\_\_\_\_ IS THE OWNER, AND WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NAME: \_\_\_\_\_

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

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SEAL

NOTARY PUBLIC

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

SEAL

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

## FINAL PLAT OF AZALI OCEANSIDE ESTATES BLOCK 1 LOTS 1 - 12

BEING A REPLAT OF A 2.851 ACRE TRACT OF LAND DESCRIBED AS ALTA VISTA BY THE BAY BLOCK 2, LOTS 1 THRU 7 AS SHOWN ON MAP VOLUME 1 PAGE 22, MAP RECORDS OF NUECES COUNTY, TEXAS, ALTA PLAZA ADDITION BLOCK 3, LOTS 1 AND 2 AS SHOWN ON MAP VOLUME 14 PAGE 13, OCEAN PARK BLOCK 2, LOTS 23 THRU 25 AS SHOWN ON MAP VOLUME 8 PAGE 36, MAP RECORDS OF NUECES COUNTY, TEXAS, AND A CLOSED PORTION OF DENVER AVENUE AS DESCRIBED IN AN ORDINANCE RECORDED IN VOLUME 834, PAGE 228, DEED RECORDS OF NUECES COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

MICHAEL MILLER  
CHAIRMAN

AL RAYMOND, III, AIA  
SECRETARY

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

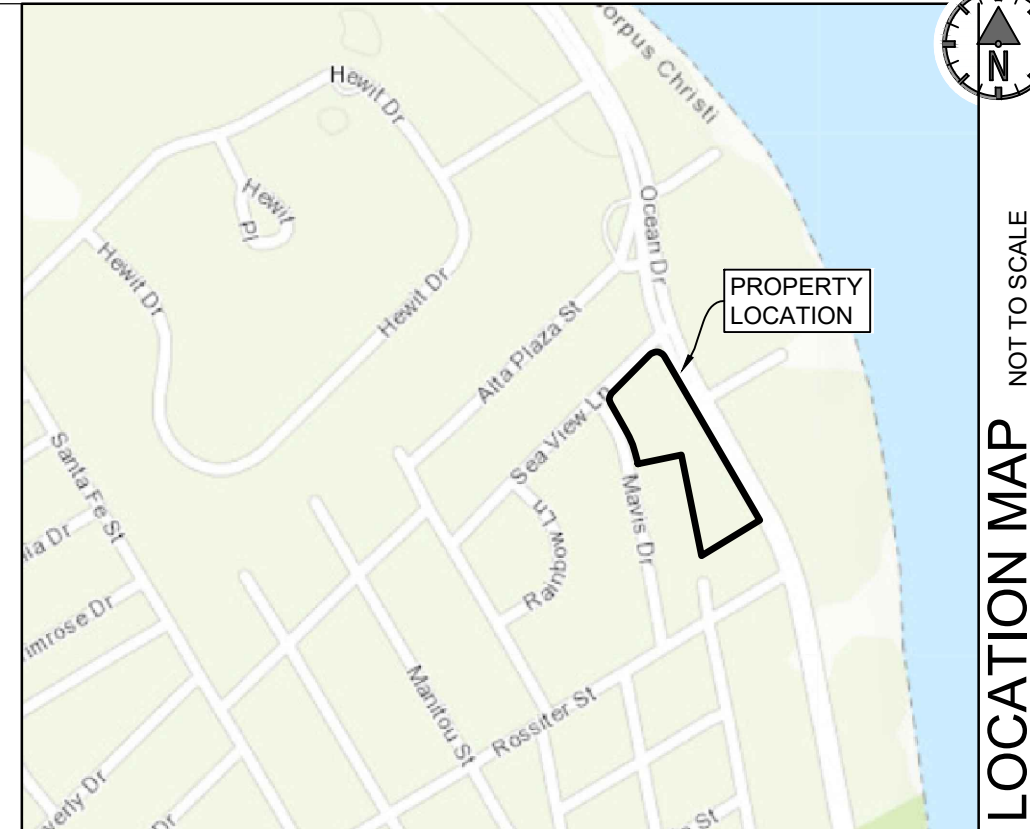
BY: \_\_\_\_\_  
DEPUTY

KARA SANDS - COUNTY CLERK  
NUECES COUNTY, TEXAS

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

FILED FOR RECORD AT

\_\_\_\_\_: \_\_\_\_ O'CLOCK \_\_\_\_ ON \_\_\_\_\_, 20\_\_\_\_



LOCATION MAP NOT TO SCALE

PLANNING COMMISSION  
APPROVED  
2/7/2024

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

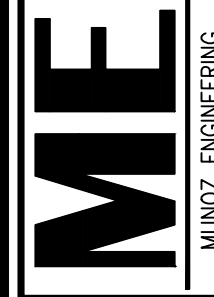
● PROPERTY CORNER	⊙ FOUND 5/8-INCH RE-BAR	⊕ BLOCK IDENTIFICATION
● FOUND 1/2-INCH IRON PIPE	● FOUND 1-INCH IRON PIPE	
○ SET 5/8" DIAMETER BY 18 INCH LONG RE-BAR WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING		
_____ ADJACENT BOUNDARY LINE	_____ BOUNDARY LINE	
_____ ADJACENT PROPERTY LINE	_____ PROPERTY LINE	
----- EXISTING ROW CENTER LINE	----- ROW CENTER LINE	
- - - - - EXISTING EASEMENT	- - - - - EASEMENT	
- - - - - EXISTING YARD REQUIREMENT	- - - - - YARD REQUIREMENT	

### PLAT ABBREVIATION LEGEND (NOT ALL MAY BE USED)

SEC - SECTION	LT - LOT	UE - PUBLIC UTILITY EASEMENT
VOL - VOLUME	AC - ACRE	AE - ACCESS EASEMENT
PG - PAGE	SFT - SQUARE FEET	DE - DRAINAGE EASEMENT
ROW - RIGHT-OF-WAY	YR - YARD REQUIREMENT	
M.R.N.C.T. - MAP RECORDS NUECES COUNTY, TEXAS		
D.R.N.C.T. - DEED RECORDS NUECES COUNTY, TEXAS		
O.P.R.N.C.T. - OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS		

MUNOZ ENGINEERING

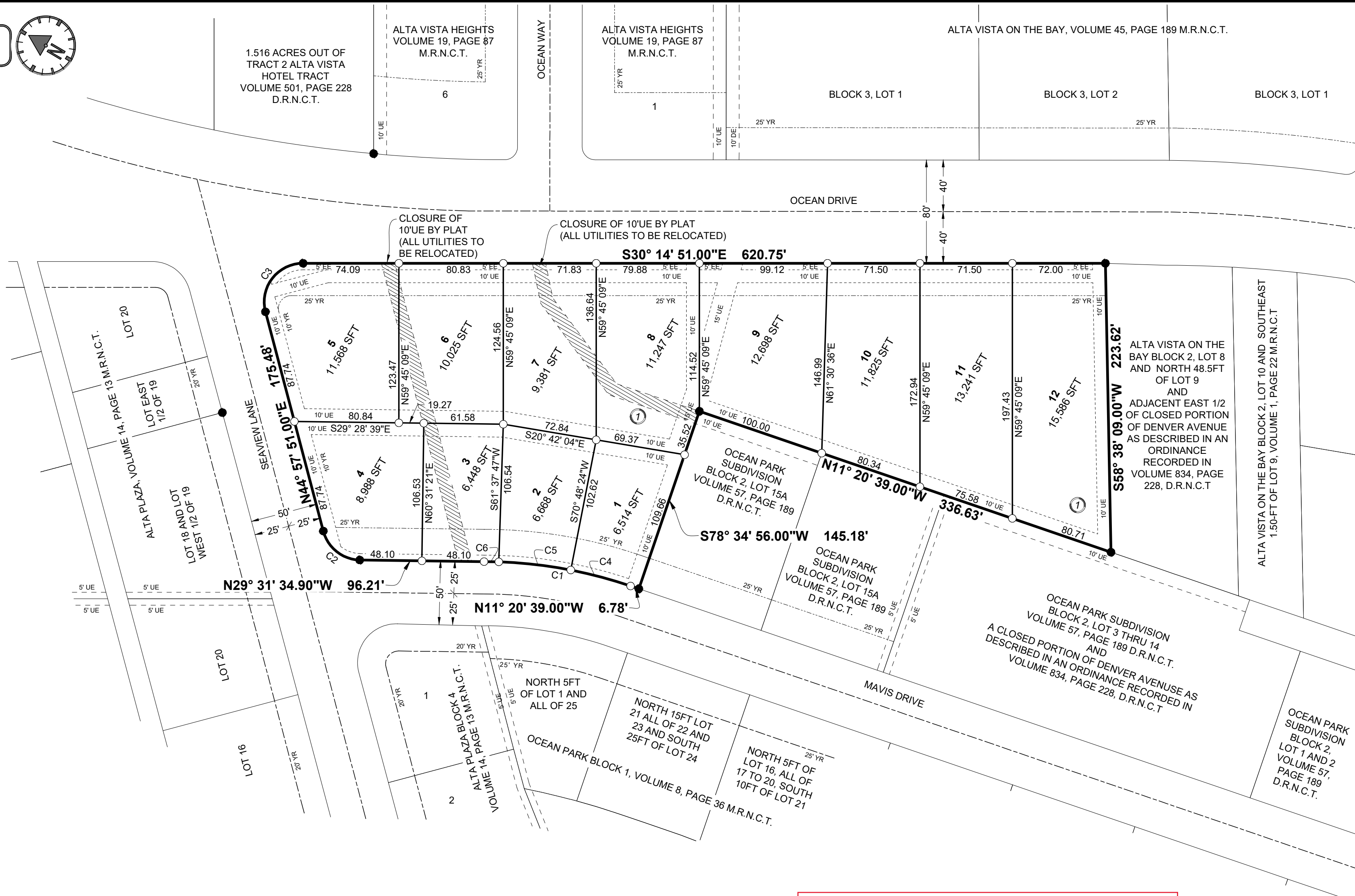
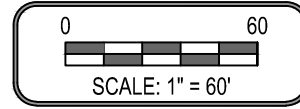
1608 S. BROWNLEE BOULEVARD  
CORPUS CHRISTI, TX 78404  
OFFICE: 361.946.4848  
TBPELS FIRM F-12240



CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

FINAL PLAT OF  
**AZALI OCEANSIDE ESTATES**  
**BLOCK 1, LOTS 1 - 12**  
NUECES COUNTY, TEXAS





PLAT NOTES

- CONTACTS:  
DEVELOPER: AZALI ENTERPRISES, LLC  
ENGINEER: MUNOZ ENGINEERING, LLC  
SURVEYOR: BRISTER SURVEYING, INC
- LOT INFORMATION  
BUILDABLE LOTS: 12  
NON-BUILDABLE LOTS: 0  
PUBLIC DEDICATION LOTS: 0
- TOTAL PLATTED AREA CONTAINS 2.851 ACRES OF LAND INCLUDING RIGHT-OF-WAYS AND EASEMENTS DEDICATION.
- FEMA INFORMATION  
BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355X0320G, MAP WITH A EFFECTIVE DATE OF OCTOBER 12, 2022.  
*THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.*
- RECEIVING WATERS  
CORPUS CHRISTI BAY DRAINAGE BASIN  
THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
- ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD 83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- ALL SET 5/8-INCH RE-BAR HAVE CAPS STAMPED "BRISTER SURVEYING" UNLESS NOTED OTHERWISE.
- THE SURVEYOR CAN NOT CERTIFY AS TO UN-RECORDED EASEMENTS AND/OR RIGHT-OF-WAY THAT MAY IMPACT THE SUBJECT PROPERTY AND ARE NOT VISIBLE AND APPARENT.
- CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 18-INCHES ABOVE THE CENTERLINE OF THE HIGHEST ADJACENT ROADWAY OR AS NOTED ON CONSTRUCTION DRAWINGS.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE PROPERTIES INDICATED WITHIN THIS PLAT IS LOCATED NEAR AIRFIELDS USED BY AIRPLANES AND MAY BE SUBJECT TO AIRCRAFT NOISE, OVER FLIGHT, AND VIBRATION.
- BLOCK 1, LOTS 5 THRU 12 REQUIRE DRIVEWAYS ONTO OCEAN DRIVE TO BE DESIGNED AND CONSTRUCTED IN A MANNER THAT ALLOWS FOR VEHICULAR TRAFFIC TO TURNAROUND AND NOT BACK OUT ONTO OCEAN DRIVE.

CURVE TABLE

CURVE ID	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	115.42'	350.00'	18.89'	N20° 47' 29"W	114.90'
C2	38.62'	30.00'	73.76'	S8° 16' 31"W	36.01'
C3	54.86'	30.00'	104.78'	N82° 26' 02"W	47.53'
C4	47.95'	350.00'	7.85'	N15° 16' 07"W	47.91'
C5	56.06'	350.00'	9.18'	N23° 46' 54"W	56.00'
C6	11.41'	350.00'	1.87'	N29° 18' 16"W	11.41'

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2/7/2024

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CORPUS CHRISTI, TX 78404  
OFFICE: 361



# MUNOZ ENGINEERING

TBPE FIRM No. 12240

*Practical Engineering Solutions*

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June 11, 2025

**City of Corpus Christi**

2406 Leopard Street, 1<sup>st</sup> Floor  
Corpus Christi, TX 78408

**Attn: Mark L. Zans, Planner II**

**Re: PLAT EXTENSION**

**COCC ID – PL8016**

**AZALI OCEANSIDE ESTATES BLOCK 1, LOTS 1 - 12**

Mr. Zans:

We respectfully request a (12) twelve month time extension of the plat for the subject project. This project was delayed due to the permitting of the public improvement plans related to the newly proposed water line on-site. Construction of the improvements has not been started.

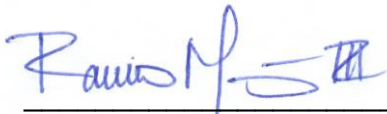
Please feel free to call if you have any questions.

If you have any questions, please call me at (361) 944-1301 or e-mail me at [ram@munozenrg.com](mailto:ram@munozenrg.com).

Sincerely,

**MUNOZ ENGINEERING**

TBPE FIRM No. F-12240



**Ramiro Muñoz III, PE, MLSE**

*Principal/Project Manager*



# ZONING REPORT

## CASE ZN8634

### Applicant & Subject Property

**District:** 3

**Owner:** Saratoga 400 Partners LLC

**Applicant:** Pape Dawson Engineers

**Address:** 602 Saratoga Boulevard, located northeast of Saratoga Boulevard, and southeast of Old Brownsville Road.

**Legal Description:** 255.684 Acres out of Tracts 1 Thru 6, WM J Farm.

**Acreage of Subject Property:** 32.8 acres. Refer to Attachment (A) Metes and Bounds.

### Zoning Request

**From:** "RS-4.5" Single-Family 4.5 District

**To:** "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development Overlay

**Purpose of Request:** To allow a denser residential subdivision.

### Land Development & Surrounding Land Uses

	Zoning District	Existing Land Use	Future Land Use
Site	"RS-4.5" Single-Family 4.5	Agricultural	Medium-Density Residential
North	"FR" Farm Rural, "RS-4.5" Single-Family 4.5		
South	"FR" Farm Rural		
East	"RS-4.5" Single-Family 4.5		
West	"FR" Farm Rural		

**Plat Status:** The subject property is not platted. The proposed development will require subdivision of the subject tract.

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

**Code Violations:** None

### Roadway Master Plan

	Existing Roadway Designation (Aerial)	Section Proposed "A3" Primary Arterial Divided	Section Existing
Saratoga Boulevard	"C1" Minor Residential Collector	"130-Foot ROW 6 Lanes, Median	100-Foot ROW 2 Lanes, No Median/Center Turn Lane



<b>Transit:</b> The Corpus Christi RTA provides service to the subject property via Bus Route 19 Ayers with a bus stop near Greenwood Drive and Sanderson Drive; approximately 1 mile east of the subject property.	
<b>Bicycle Mobility Plan:</b> The subject property is not located near bicycle mobility infrastructure.	
<b>Utilities</b>	
<b>Gas:</b> A 4-inch HP WS (active grid main) exists along the south side of Saratoga Boulevard. <b>Stormwater:</b> A surface stormwater infrastructure exists along the north side of Saratoga Boulevard. <b>Wastewater:</b> A 6-in (active and public) wastewater force main exists along the north side of Saratoga Boulevard; and an 18-inch PVC (public and under construction) gravity main is proposed southeast of the subject property along Saratoga Boulevard. <b>Water:</b> A 54-inch SP (active and public) transmission line exists along the north side of Saratoga Boulevard with (2) 12-inch (public and under construction) distribution lines proposed east and south of the subject property, along Saratoga Boulevard.	
<b>Corpus Christi Comprehensive Plan</b>	
<b>Plan CC:</b> 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. <b>ADP (Area Development Plan):</b> According to Plan CC the subject property is located within the Westside ADP (Adopted on January, 2023).	
<b>Water Master Plan:</b> No improvements have been proposed. <b>Wastewater Master Plan:</b> Improvements have been proposed, which, include a 12-inch PVC proposed main, along Saratoga Boulevard. <b>Stormwater Master Plan:</b> No improvements have been proposed. <b>Roadway Master Plan:</b> "A3" Primary Arterial Divided.	
<b>Public Notification</b>	
Number of Notices Mailed	0 within a 200-foot notification area 0 outside the 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 owners)
<b>Public Hearing Schedule</b>	
<b>Planning Commission Hearing Date:</b> July 9, 2025 <b>City Council 1<sup>st</sup> Reading/Public Hearing Date:</b> August 19, 2025 <b>City Council 2<sup>nd</sup> Reading Date:</b> August 26, 2025	

### Background:

The proposed Saratoga West Planned Unit Development comprises 32.80 acres out of the Planning Commission-approved 257-acre Saratoga Ridge Subdivision preliminary plat, south of the Corpus Christi International Airport, at the intersection of Saratoga Boulevard, and County Road 37 (the future Jurica Road), east of Old Brownsville Road. The site sits outside the airport's accident potential



and clear zones; and within an area largely zoned “IL” Light Industrial District, with a moderate “FR” Farm-Rural District, and modest-sized medium-density residential districts dating to the early 1980s.

The immediate surrounding properties are zoned “RS-4.5” Single-Family 4.5 District to the east; “FR” Farm Rural District and “RS-4.5” Single-Family 4.5 District to the north and south; and “FR” Farm Rural District to the west. The site and surrounding land have a current land use designation of agricultural and are undeveloped. The applicant is now seeking to apply a planned unit overlay to the current base zoning district to accommodate a denser residential subdivision.

The 257-acre preliminary plat was approved on November 1<sup>st</sup>, 2023; preceded by a zoning request approved by City Council on September 6, 2022, to the “RS-4.5” Single-Family 4.5 District and “RE/SP” Residential Estate District with a special permit from the “FR” Farm Rural District. The original request was amended by applicant to be consistent with the AICUZ (Air Installation Compatibility Use Zone) for the Corpus Christi International Airport and the Navy’s JLUS (Joint Land Use Study) land use recommendations whose purpose is to maintain a harmonious relationship the navy’s training operation and the surrounding communities’ quality of life. The subject property is out of Tract I, which is outside any of the airports’ AICUZ zones.

The amendment to the original request logically parceled out three tracts to align with the AICUZ zones of the airport and the Joint Land Use Study, whose purpose is to craft a harmonious relationship between the Navy’s training operations and the surrounding communities’ quality of life. A continuous band, 300 feet in depth, along Saratoga Boulevard and the future planned Jurica Road, maintains the “FR” Farm Rural district designation, presumably for future development of a commercial nature. Tract I, the land outside of the AICUZ zones of the airport, received a “RS-4.5” Single-family 4.5 zoning designation; while Tract II, in line with the AICUZ, was granted a “RE” Residential Estate District, which requires a greater amount of lot area for development, with a special permit that deviates the required density to 2 dwelling units per acre, rather than the prescribed 1 unit, and prevents construction in the Special Flood Hazard Area. Final plats, out of Tract I, are currently undergoing review, and include the subject property.

The “RS-4.5” District allows for various uses including single-family detached houses and places of worship. Zero lot line developments and semi-attached houses are permitted subject to limitations. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

A planned unit development overlay, as it pertains to the subject request, may be used to permit new or innovative concepts in land utilization, master-planned communities or mixed-use developments that other zoning districts do not easily accommodate. A planned unit development also provides site-specific compatibility standards. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow development to occur, procedures are established to ensure against misuse of increased flexibility.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
  - Promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Encourage orderly growth of new residential, commercial, and industrial areas.



- Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
- Corpus Christi has well-designed neighborhoods and built environments.
  - Encourage convenient access from medium-density residential development to arterial roads.

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

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

### **Staff Analysis:**

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

- The proposed rezoning is consistent with the City's comprehensive plan and the future land use of medium-density residential.
- The overlay to be applied will maintain compatibility with the present zoning, conforming uses to be soon established, and the character of the surrounding area, and will not have a negative impact on the surrounding neighborhood.
  - The overlay tweaks the base "RS-4.5" Single-Family 4.5 standards—from a 4,500 sf lot area requirement to 4,000 sf, and lot width from 45 ft to 40 ft. It remains fully compatible with adjacent zoning and existing conforming uses. No significant negative impacts on the character or livability of the surrounding neighborhood are anticipated.
  - Under the unmodified RS-4.5 rules, the submitted layout could have yielded roughly 224 dwelling units; with the two minor dimensional deviations allowed by this PUD overlay, the plan accommodates 256 units. That produces an overall density of about 7.82 units per acre (versus 6.83 u/a without deviations), which still comfortably fits within the Medium-Density Residential range of 7–13 units per acre.
- The parcel to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

### **Staff Recommendation:**

After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff Recommends approval of the change of zoning from the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Overlay.

### **Attachments:**

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Planned Unit Development Plan



## (A) Metes & Bounds Description and Exhibit



METES AND BOUNDS DESCRIPTION  
FOR  
SARATOGA RIDGE WEST P.U.D.  
(PLANNED UNIT DEVELOPMENT)

A 32.804 acre, or 1,428,923 square feet more or less, tract of land out of that called 257.69 acre tract described in a deed to Saratoga 400 Partners, LLC, recorded in Document Number 2022043954 of the Official Public Records of Nueces County, Texas, out of the Enriquez Villareal Survey, Abstract 1, of the City of Corpus Christi, Nueces County, Texas. Said 32.804 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found Type I TxDOT Monument on the northeast right-of-way line of State Highway 357, a 120-foot wide public right-of-way, also known as Saratoga Boulevard, the southwest line of said 257.69 acre tract, at the southeast end of the east cut-back of the intersection of said State Highway 357 and an un-improved 20-foot wide road reservation, recorded in Volume 3, Page 40, of the Map Records of Nueces County, Texas, a southwest corner of said 257.69 acre tract, from which a found 5/8" iron rod with a cap marked "BASS" at the northwest corner of said east cut-back, the west corner of said 257.69 acre tract, the south corner of said 20-foot wide un-improved road reservation, bears N 35°24'26" W, a distance of 223.90 feet;

THENCE: N 73°14'58" E, departing said northeast right-of-way line, the southwest line of said 257.69 acre tract, over and across said 257.69 acre tract, a distance of 424.96 feet to the POINT OF BEGINNING of the herein described Planned Unit Development tract;

THENCE: Continuing over and across said 257.69 acre tract, the following twelve (12) bearings and distances:

N 28°34'20" E, a distance of 1350.04 feet to a point;

S 61°50'42" E, a distance of 1040.93 feet to a point;

S 28°09'18" W, a distance of 45.00 feet to a point;

S 61°50'42" E, a distance of 110.00 feet to a point;

S 28°09'18" W, a distance of 680.00 feet to a point;

N 61°50'42" W, a distance of 160.00 feet to a point;

S 28°09'18" W, a distance of 85.00 feet to a point;

N 61°50'42" W, a distance of 76.80 feet to a point;



32.804 Ac  
Saratoga Ridge P.U.D.  
March 27, 2025  
Page 2 of 2

S 28°34'20" W, a distance of 430.01 feet to a point;

S 61°50'42" E, a distance of 145.22 feet to a point;

S 28°09'18" W, a distance of 110.00 feet to a point;

N 61°50'42" W, a distance of 1066.05 feet to the POINT OF BEGINNING and containing 32.804 acres in the City of Corpus Christi, Nueces County, Texas. Said tract being described under job number 21032-02 by Pape-Dawson Engineers.

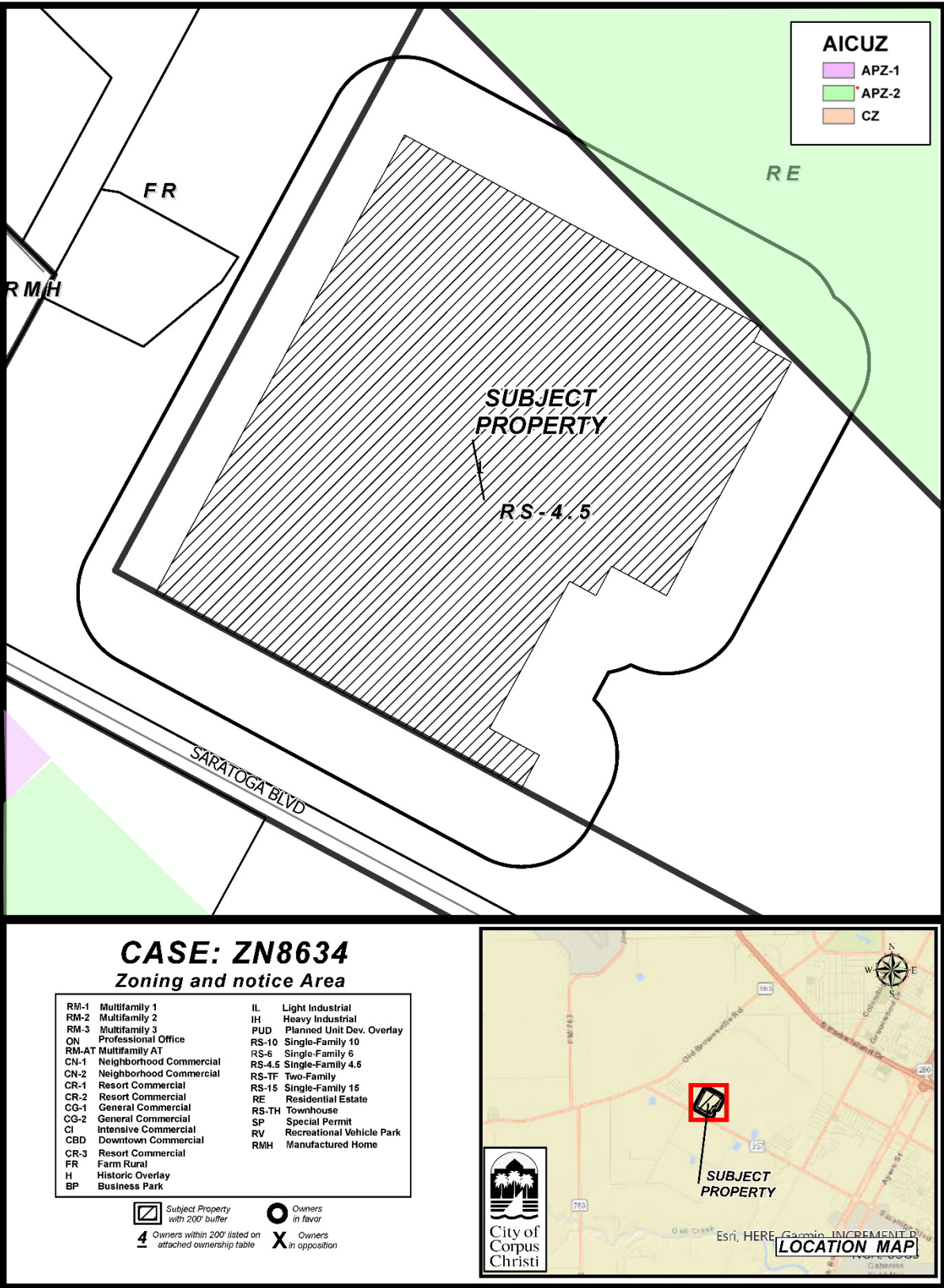


Brian Lorentson  
Registered Professional Land Surveyor  
R.P.L.S. NO. 6839

PREPARED BY:	Pape-Dawson Engineers Texas Registered Survey Firm # 10028800
DATE:	March 27, 2025
JOB NO.	21032-02
DOC. NO.	N:\CIVIL\21032-02\Word\21032-02 FN 32.804AC PUD.docx



(B) Existing Zoning and Notice Area Map





**PLANNED UNIT DEVELOPMENT (P.U.D.):**  
**SARATOGA RIDGE WEST**

A 32.804 ACRE, OR 1,428,923 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT CALLED 757.69 ACRE TRACT DESCRIBED IN A DEED TO SARATOGA 400 PARTNERS, L.L.C. RECORDED IN DOCUMENT NUMBER 2022043951 OF THE OFFICIAL PUBLIC RECORDS OF NUTTS COUNTY, TEXAS, OUT OF THE ENRIQUETZ VILLAGIAL SURVEY, ABSTRACT 1, OF THE CITY OF CORPUS CHRISTI, NUTTS COUNTY, TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
11	S22°38'10"E	45.03'
12	S91°35'42"E	10.30'
13	N81°50'42"W	160.00'
14	S22°03'10"W	86.03'
15	N81°50'42"W	78.93'
16	S28°34'29"E	433.01'
17	S91°35'42"E	145.22'
18	S22°03'10"W	10.30'

## PUD DEVELOPMENT STANDARDS

Single Family Districts	RS-4.5	RS-4.5 PLD
Min. Lot Area (SF)	4500	4000
Min. Lot Width (FT)	45	40
Min. Yards (FT)	20	20
Street (FT)	20	20
Street Corner (FT)	10	10
Side (single) (FT)	5	5
Side (total) (FT)	10	10
Rear (FT)	5	5
Min. Open Space	30%	30%
Max. Height (FT)	35	35

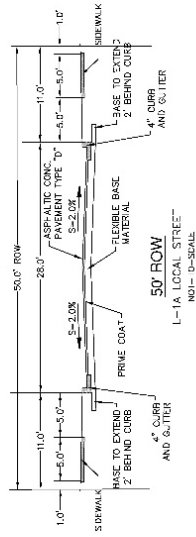
• WHERE NOT STATED OTHERWISE, THIS DEVELOPMENT WILL COMPLY WITH THE STANDARDS OUTLINED IN THE CITY OF CHICAGO'S ORDINANCES CONCERNING THE DEVELOPMENT OF THE CITY.

RESIDENTIAL LOTS

UNIT #	AREA (ACRES)	DWELLING UNITS(DU)	DENSITY (DU/AC)
UNIT 1	1.77	85	8.11
UNIT 2	6.76	52	7.69
UNIT 3	7.9	55	7.65
UNIT 4	7.08	54	7.63
TOTAL	32.80	256	7.82

NOTES:  
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF CORPUS

3. YEAR FLOODPLAIN.
4. THE SITE IS CURRENTLY ZONED RS-4.5 AND RC/SP.
5. PROPOSED VARIANCES ARE LISTED IN RED IN THE "ABLE" PROVIDED ON THIS SHEET.
6. SIDEWALKS ARE REQUIRED AT THE TIME OF SITE DEVELOPMENT.

SARATOGA 400 PARTNERS L.L.C.  
(DOC #7022043954 O.P.R.)

SHEET 1 OF 1

DATE OF PREPARATION: MAY, 2025

**THE NEW YORK PUBLIC LIBRARY**

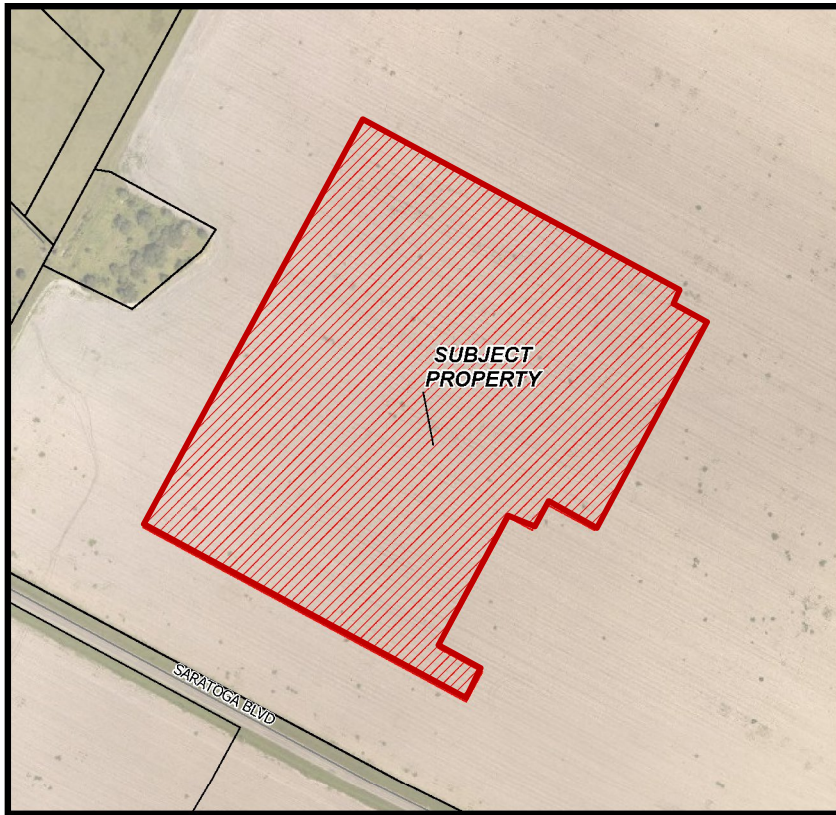
SARATOGA RIDGE WEST P.U.D.

Civil Job No. 21032-03; Survey Job No. 21032-03

Date: May 3, 2025, 11:36 AM  
File: \\people-dm\home\all-ppl\579137\579137002.dwg

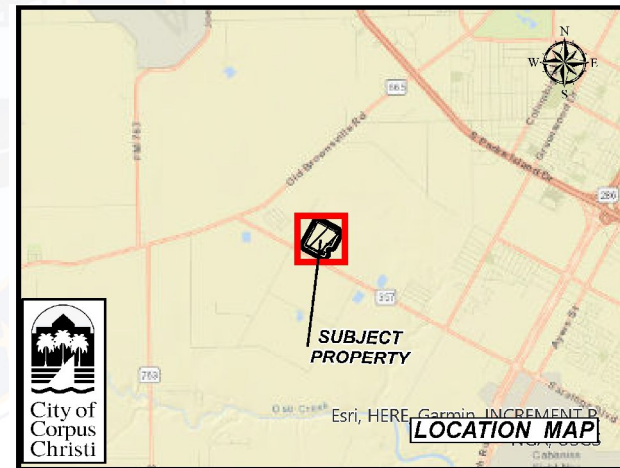


# Zoning Case ZN8634



## Saratoga 400 Partners LLC District 3

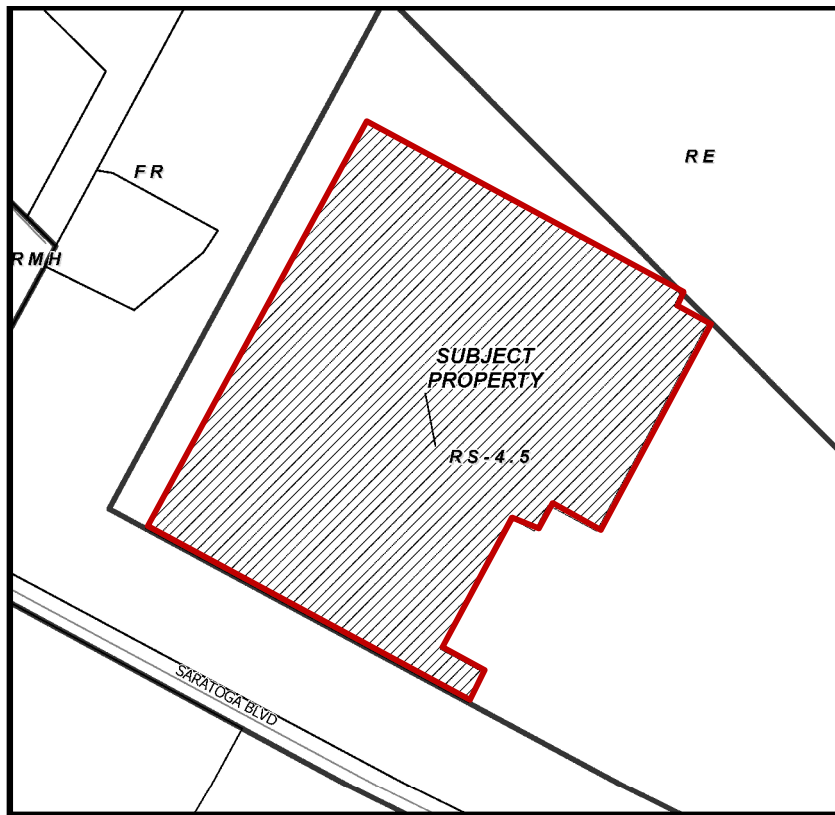
Rezoning for a property at or near  
602 Saratoga Boulevard  
From the "RS-4.5" Single-Family 4.5 District  
To the "RS-4.5/PUD" Single-Family 4.5 District  
with a PUD Overlay



Planning Commission  
July 9, 2025



# Zoning and Land Use



## **Proposed Use:**

To allow a denser residential subdivision, accommodating a total of 256 dwelling units.

## **ADP (Area Development Plan):**

Westside ADP, Adopted on January 2023

## **FLUM (Future Land Use Map):**

Medium-Density Residential

## **Existing Zoning District:**

"RS-4.5" Single-Family 4.5 District

## **Adjacent Land Uses:**

North: Agricultural; Zoned: "FR" and "RS-4.5"  
South: Agricultural; Zoned: "FR" Farm Rural  
East: Agricultural; Zoned: "RS-4.5"  
West: Agricultural; Zoned: "FR"



# Public Notification

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

## Notification Area

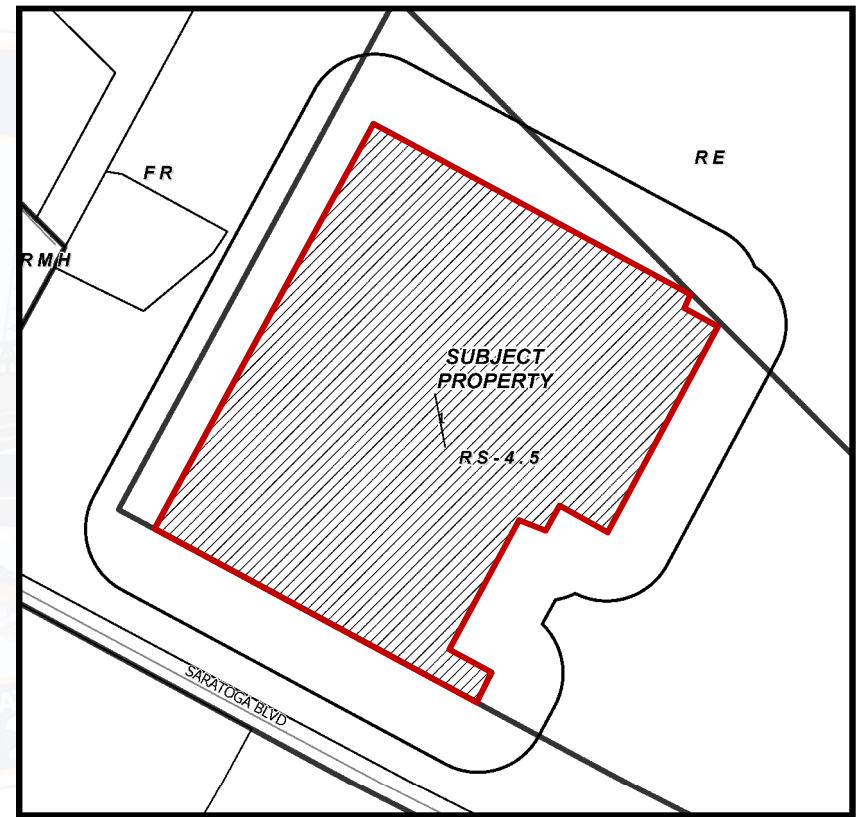
**Opposed: 0 (0.00%)**  
*Separate Opposed Owners: (0)*

**X**

**In Favor: 0 (0.00%)**

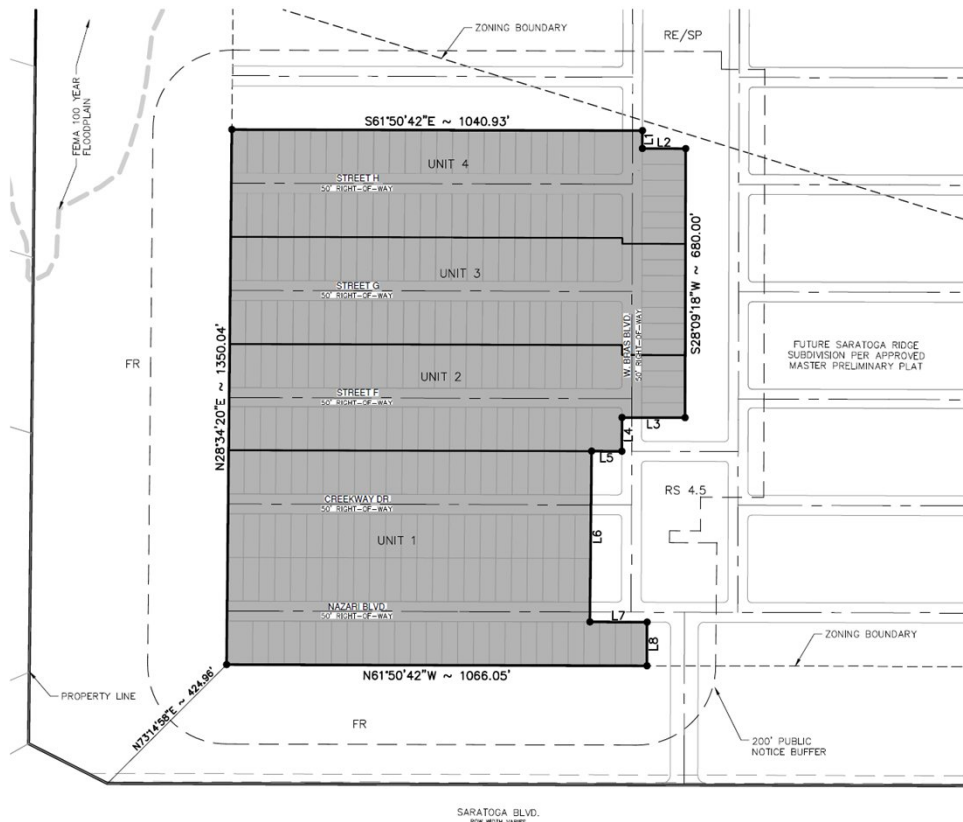
**O**

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





# TRC Approved Site Plan



## PUD DEVELOPMENT STANDARDS

Single Family Districts	RS-4.5	RS-4.5/PUD
Min. Lot Area (SF)	4500	4000
Min. Lot Width (FT)	45	40
Min. Yards (FT)	20	20
Street (FT)	20	20
Street (corner) (FT)	10	10
Side (single) (FT)	5	5
Side (total) (FT)	10	10
Rear (FT)	5	5
Min. Open Space	30%	30%
Max. Height (FT)	35	35

\* WHERE NOT STATED OTHERWISE, THIS DEVELOPMENT WILL COMPLY WITH THE STANDARDS OUTLINED IN THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE

## RESIDENTIAL LOTS

UNIT #	AREA (ACRES)	DWELLING UNITS(DU)	DENSITY (DU/AC)
UNIT 1	11.77	95	8.11
UNIT 2	6.76	52	7.69
UNIT 3	7.19	55	7.65
UNIT 4	7.08	54	7.63
TOTAL	32.80	256	7.82

CO

807 N  
TEXAS

0'



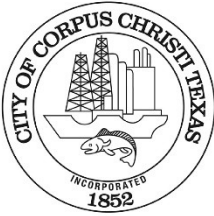
# Staff Analysis and Recommendation

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- The proposed rezoning is consistent with the City's comprehensive plan and the future land use of medium-density residential.
- The overlay to be applied will maintain compatibility with the present zoning, conforming uses to be soon established, and the character of the surrounding area, and will not have a negative impact on the surrounding neighborhood.
- The parcel to be rezoned is suitable for uses permitted by the zoning district that would be applied by the proposed amendment.

**STAFF RECOMMENDS APPROVAL  
FROM "RS-4.5" SINGLE-FAMILY 4.5 DISTRICT  
TO "RS-4.5/PUD" SINGLE-FAMILY 4.5 DISTRICT WITH A PLANNED  
UNIT DEVELOPMENT OVERLAY**





## **AGENDA MEMORANDUM**

Planning Commission Meeting of July 9, 2025

**DATE:** July 2, 2025

**TO:** Michael Dice, MBA, Director of Development Services

**FROM:** Bria A. Whitmire, PE, CFM, CPM, ENV SP, Development Services Engineer  
BriaW@cctexas.com  
(361) 826-3268

### **2345 Yorktown Blvd**

Request for a Plat Waiver for Water/Fire Hydrant Construction

#### **BACKGROUND:**

On behalf of their client, M&R Home Solutions, LLC, The Towers, LLC d/b/a Vertical Bridge, is requesting a plat waiver for water/fire hydrant construction at 2345 Yorktown Blvd.

The purpose of the re-plat for 2345 Yorktown Blvd is to define the addition of a cell tower lease area and associated easement.

**This plat waiver request** is to not construct water or fire hydrant as water is not needed for the cell tower.

#### **STAFF ANALYSIS and FINDINGS:**

As per City of Corpus Christi Unified Development Code (UDC) §8.1.4.B the developer shall provide improvements to the water system, including but not limited to water lines, fire hydrants, and valves in conformity with the standards, specifications and requirements of the UDC.

Per UDC §8.1.5, all required improvements shall provide continuity of improvements among adjacent properties.

Per UDC §8.2.6 if an approved water supply system is available within 1 mile of the property being platted, each lot shall be provided access to such water supply.



Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

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

**Factors in Support of the waiver request for water/fire hydrant construction:**

1. The purpose of the re-plat is for a cell tower which will not utilize water.
2. The neighbor at 2337 Yorktown recently submitted plans to provide water and a fire hydrant on the south side of Yorktown in regards to parallel fire protection rules in the IDM.

**Factors Against of the waiver request for water/fire hydrant construction:**

1. In the event that the property to the east were to develop they would have to incur the cost of extending the infrastructure across the frontage of 2345 Yorktown Blvd as part of their project.



**STAFF RECOMMENDATION:**

Staff recommends **approval of the waiver** request for the water/fire hydrant construction at 2345 Yorktown Blvd.

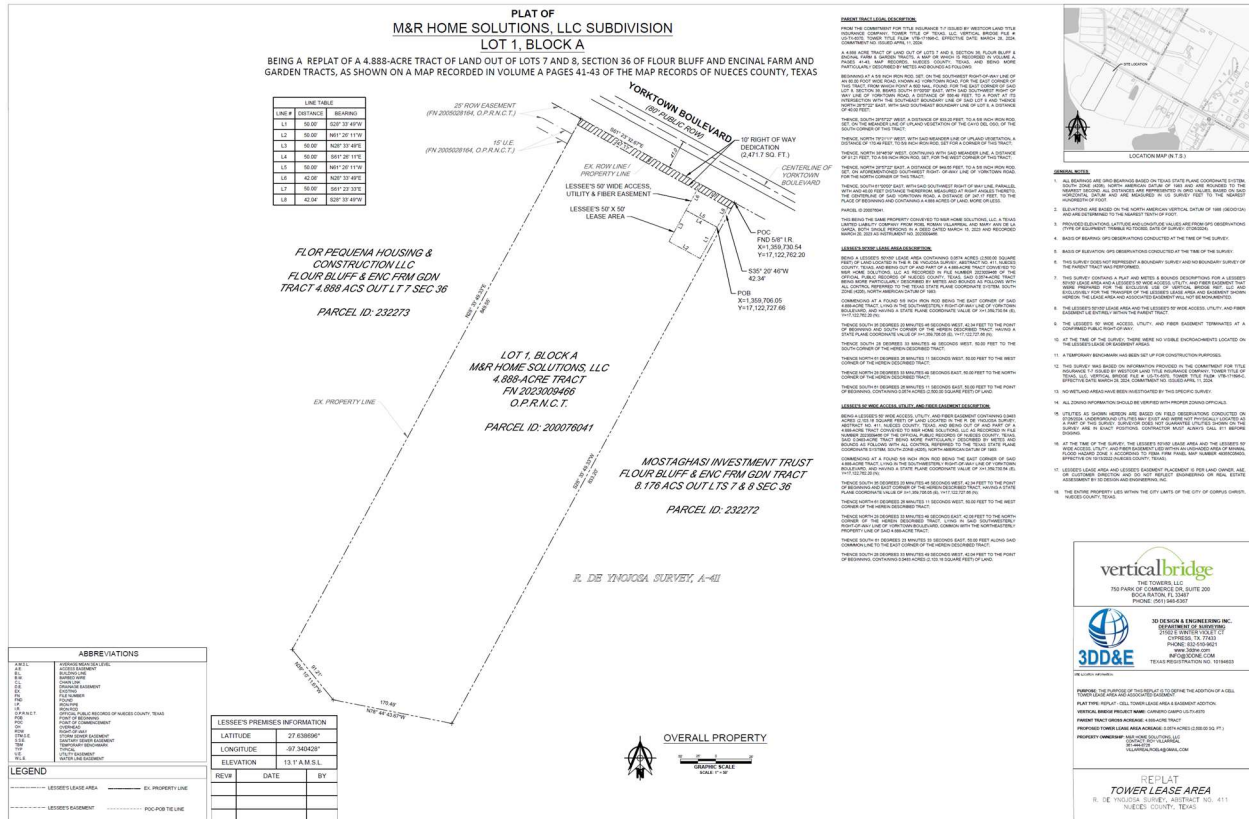
Planning Commission may choose to follow or decline Staff's recommendation, and Planning Commission may approve, approve with conditions, or deny the waiver request.

**LIST OF SUPPORTING DOCUMENTS:**

- Exhibit A – Preliminary Plat
- Exhibit B – Waiver Request Letter
- Exhibit C – Aerial with Water Infrastructure
- Exhibit D – PowerPoint Presentation



## Exhibit A





## Exhibit B

### WAIVER REQUEST LETTER (WATER/FIRE HYDRANT)

Plat: PL8544

Applicant: The Towers, LLC d/b/a Vertical Bridge

Property Owner: M&R Home Solutions, LLC

Address: 2345 Yorktown Blvd, Corpus Christi, TX 78418

Parcel Number: 2476-0036-0075

Zoning District: RS-6 Single-Family Residential

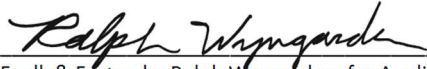
The following waiver is requested:

Waiver Request: Water/Fire Hydrant

UDC Provision: UDC 8.1.4.B

Reason: The neighbor at 2337 Yorktown recently submitted plans to provide water and a fire hydrant on the south side of Yorktown in regards to parallel fire protection rules in the IDM. Please also see PL8544 TRC Comments 13, 15 & 17 and 4/4/25 Alex Harmon email (attached).

Respectfully submitted,



Date: 6/24/25

Faulk & Foster, by Ralph Wyngarden, for Applicant/Owner

PO Box 1371

West Monroe, LA 71294-1371

616-490-9804

[ralph.wyngarden@faulkandfoster.com](mailto:ralph.wyngarden@faulkandfoster.com)



Exhibit C





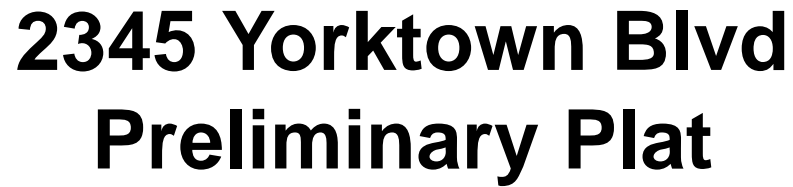


**2345 Yorktown Blvd**

**Request for Plat Waiver  
for Water/Fire Hydrant Construction**

Planning Commission Meeting  
July 9, 2025

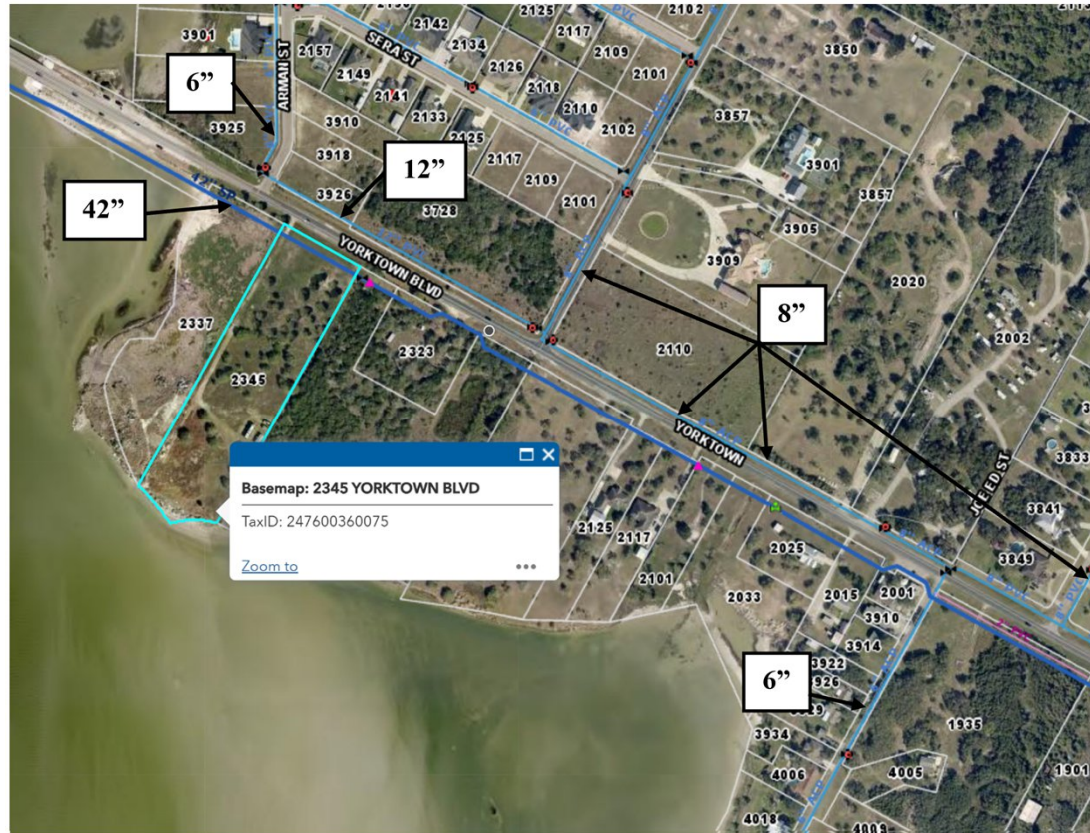








# 2345 Yorktown Blvd Aerial







## Plat Requirements per UDC

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- As per City of Corpus Christi Unified Development Code (UDC) §8.1.4.B the developer shall provide improvements to the water system, including but not limited to water lines, fire hydrants, and valves in conformity with the standards, specifications and requirements of the UDC.
  - Per UDC §8.1.5, all required improvements shall provide continuity of improvements among adjacent properties.
  - Per UDC §8.2.6 if an approved water supply system is available within 1 mile of the property being platted, each lot shall be provided access to such water supply.
-





## Plat Waiver UDC 3.8.3.D

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Section 3.8.3.D of the UDC provides factors to consider plat waivers, and states that the need for the waiver shall be demonstrated to the Planning Commission's satisfaction. The waiver may be approved, approved with conditions, or denied, after consideration of the following factors:

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





## Factors In Support of Waiver

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- The purpose of the re-plat is for a cell tower which will not utilize water.
  - The neighbor at 2337 Yorktown recently submitted plans to provide water and a fire hydrant on the south side of Yorktown in regards to parallel fire protection rules in the IDM.
-





## Factors Against Waiver

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- In the event that the property to the east were to develop, they would have to incur the cost of extending the infrastructure across the frontage of 2345 Yorktown Blvd as part of their project.
-





# Staff Recommendation

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Staff recommends **approval of the waiver** request for the water/fire hydrant construction at 2345 Yorktown Blvd.

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

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