City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, December 10, 2025 | **5:30 PM** | **Council Chambers**

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

I. Call to Order, Roll Call

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

III. Approval of Absences: Commissioner Munoz (November 12, 2025 meeting)

IV. Approval of Minutes: November 12, 2025 Meeting Minutes

1. 25-1845 November 12, 2025 Meeting Minutes

Attachments: 11.12.25 PC Meeting Minutes- DRAFT

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

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

A. Plats

2. 25-1923 PL8820
PRELIMINARY - THE LAKES AT NORTHWEST UNIT 3
(10.586 acres)

(District 1) Generally located at 15205 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: PL8820CoverTab
PL8820 Closed Comment Report
PL8820LatestPreliminaryPlat

3. 25-1802 PL9037
REPLAT - Brooklyn Addition
Lot 6R Block 86
(0.20 Acres)

(District 1) Generally located at 3202 Plum Street, north of Elm Street, and west of Seagull Boulevard.

Attachments: PL9037ReplatCoverTab
PL9037ClosedCommentReport
PL9037LatestPlat

4. 25-1843 **PL9041**
REPLAT - La Palmera Mall
Lots 1A, 1B and 1C Block 1
(46.11 Acres)

(District 2) Generally located at 5488 South Padre Island Drive, south of McArdle Road and west of South Staples Street.

Attachments: PL9041ReplatCoverTab
PL9041ClosedCommentReport
PL9041LatestPlat

5. 25-1847 PL9064
REPLAT - H.F. Nolte Subdivision
Lot 5R Block 2
(0.54 Acres)

(District 2) Generally located at 3314 Manitou, north of Sante Fe Street, south of San Antonio Street, east of Hewit Drive, and west of Alta Plaza Street.

Attachments: PL9064ReplatCoverTab
PL9064ClosedCommentReport

PL9064UpdatedPlat

6. 25-1855 PL9060
REPLAT - Don Patrico
Lot 46R Block L
(0.28 Acres)

(District 4) Generally located at 1925 Orange Street, north of Division Road, south of Don Patricio Road, east of Sunglo Drive, and west of Crestmont Street.

Attachments: PL9060ReplatCoverTab
PL9060ClosedCommentReport
PL9060UpdatedPlat

B. Zoning

7. 25-1860 Zoning Case No. ZN8725, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the “RM-AT” Multifamily Apartment Tourist District to the “RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval)

Attachments: ZN8725 Coastal Dunes LLC Text File Tab
ZN8725 Coastal Dunes LLC Staff Report
ZN8725 Coastal Dunes LLC PowerPoint Presentation
ZN8725 Coastal Dunes LLC Opposition Notices

8. 25-1865 Zoning Case No. ZN8987, Clint and Catherine Tucker (District 4). Ordinance rezoning a property at or near 1730 and 1738 Ramfield Road from the “FR/APZ-1” Farm Rural District within the Accident Potential Zone-1 (APZ-1) to the “RS-15/APZ-1” Single-Family 15 District within the Accident Potential Zone-1 (APZ-1); providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN8987 Clint & Catherine Tucker Text File Tab
ZN8987 Clint and Catherine Tucker Staff Report
ZN8987 Clint and Catherine Tucker

9. 25-1866 Zoning Case No. ZN9032, ZBK, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 601 FM (Farm-to-Market) Road 2444 from the “FR” Farm Rural District (upon annexation) to the “RS-22” Single-Family 22 District; providing for a

penalty not to exceed $2,000 and publication. (Staff recommends approval).

Attachments: ZN9032 ZBK LLC Text File Tab
ZN9032 ZBK LLC Staff Report
ZN9032 ZBK LLC PowerPoint Presentation

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

The following Public Hearing items will be considered individually.

10. 25-1913 Amending the Roadway Master Plan Map (RMP) of Mobility CC, a transportation element of the Comprehensive Plan of the City of Corpus Christi, to remove a section of Amanda Lane (a proposed "A2" Arterial Street), located between FM (Farm-to-Market) 1889 and CR (County Road) 73.

Attachments: Riverstone Trails
Presentation - Riverstone Trail Master -PC-12.10.25
CoCC Roadway Master Plan_V1 adopted 1.30.24 (1)
MTP Amendment App (Amanda Lane)

11. 25-1914 PL8879
MASTER PRELIMINARY PLAT - RIVERSTONE TRAILS
(69.213 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Attachments: PL8879CoverTab
PL8879 Closed Comment Report
PL8879LatestMasterPrelimPlat

VI. Director's Report

VII. Future Agenda Items

VIII. Adjournment

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

City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, November 12, 2025 | **5:30 PM** | **Council Chambers**

I. Call to Order, Roll Call

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

II. PUBLIC COMMENT: None.

III. Approval of Absences: Vice Chairman Mandel & Commissioner Munoz (10.29.25 meeting)

Commissioner Miller made a motion to approve the absences of Vice Chairman Mandel & Commissioner Munoz. Commissioner Budd seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: October 29, 2025 Meeting Minutes

Commissioner Budd made a motion to approve the meeting minutes from October 29, 2025, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. 25-1747 October 29, 2025 Meeting Minutes

Attachments: 10.29.25 PC Meeting Minutes- DRAFT

V. Discussion and Possible Action regarding the Planning Commission & Airport Zoning Commission (AZC) meeting callendar for 2026

Commissioner Miller made a motion to approve the 2026 Planning Commission and Airport Zoning Commissioner calendar as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passed.

2. 25-1746 Planning & Airport Zoning Commission 2026 Calendar

Attachments: 2026PCMtgDates UPDATED

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

Andrew Dimas, Development Services introduced items #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.

Commissioner Miller asked if there needed to be a special notification sent out for item #4 for the platting process for usage of cellphone towers. Andrew Dimas stated since the notices were sent out during the zoning phase, they were not needed again for the platting. Previously there was no opposition.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on items #3 & 4. Being none, public comment was closed.

Commissioner Miller made a motion to approve consent agenda items #3 & 4 as presented by staff. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

A. Plats

3. 25-1733 **PL9011**
FINAL- Nueces Gardens No. 1
Lots 21D and 21E
(0.80 Acres)

(District 1) Generally located at 3438 Starlite Lane, east of Violet Road and west of Leonard Drive.

Attachments: PL9011FinalCoverTab
PL9011 ClosedCommentReport
PL9011LatestPlat

4. 25-1741 **PL8882**
FINAL- M & R Home Solutions LLC Subdivision
Lot 1 Block A
(4.88 Acres)

(District 4) Generally located at 2345 Yorktown Boulevard, south of Yorktown Boulevard, east of Arman Street and west of Roscher Road.

Attachments: PL8882FinalCoverTab
PL8882ClosedCommentReport
PL8882LatestPlat

VII. Director's Report:

Andrew Dimas stated at the City Council meeting from November 11th that Council moved to dissolve the Transportation Advisory Committee and it will become a subcommittee of the Planning Commission. Move details regarding how the committee will be handled will be coming.

VIII. Future Agenda Items: None

IX. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 5:37 pm.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
December 10, 2025

PL8820
PRELIMINARY – THE LAKES AT NORTHWEST UNIT 3
(10.586 acres)

(District 1) Generally located at 15205 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Zoned: RS-6

Owner: Al Development, Inc.

Engineer/Surveyor: Munoz Engineering

The applicant proposes to preliminary plat the lot and intends to develop 29 proposed lots for residential use and 2 private, non-buildable lots. The submitted preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 12-02-2025 16:11:07

Merged Document Report

Application No.: PL8820

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
250029 - SWQMP-09192025.pdf
250029 - PLAT - 11192025.pdf
250029 - SWQMP AND UTILITY.pdf

Comment Author Contact Information:

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

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
16	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: Yes Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Yes 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
6	P001	Note	Mina Trinidad : DS	Closed	11/19/2025 update Ziba A: I can confirm that the latest plat submission you sent is closed within acceptable engineering standards. GIS: Does not close within acceptable engineering standards.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
8	P001	Note	Alex Harmon : DS	Closed	Show DE on private lot as private DE	
9	P001	Note	Alex Harmon : DS	Closed	10/1/25 UPDATE: Traffic/Streets to comment on street cross section/medians. 70 ft ROW is not typical for street classification L-A per IDM 6.2.1.	
10	P001	Note	Alex Harmon : DS	Closed	100 ft ROW is not typical for street classification L-B per IDM 6.2.1.	
11	P001	Note	Alex Harmon : DS	Closed	Should Lake Palestine Court be W River Dr?	
27	P001	Note	Mina Trinidad : DS	Closed	Parks and Recreation: The count of lots used for residential looks to be a total of (29). As each proposed residential dwelling unit amounts to a fee of $462.50 the total listed is provided. If the number of dwelling units changes, please let Parks and Recreation know in order to properly adjust for accurate fees. 29 Dwelling Units x $462.50 Fee = $13,412.50	
37	P001	Note	Mina Trinidad : DS	Closed	Regarding plat comments 28-31, Development Services met with AEP and NEC on 8/1/25 to discuss the UE/EE verbiage on the subject plat. It was requested that there be a 10' UE and a 5' EE on both sides of the street, with the 5' EE being more towards the house construction side.	
38	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW: Question: The existing street name of Lake Palestine, is the street name wanting to be changed by the developer? If so, please refer to City Municipal Code Sec. 49-1. – Procedure to naming, renaming, or changing names of streets. Question: Will there be any temporary driveways and / or permanent driveways off the immediate roadways for access to building lot?	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					If so, a ROW Construction Permit must be filled out prior to any construction happening at the location. Please have developer follow the design constraints for local streets as per the City of Corpus Christi Unified Development Code (UDC) as per section 8.2.1. & Document Viewer | Unified Development Code City of Corpus Christi Infrastructure Design Manual (IDM) sections 6.2.2 idm-engineering-final.pdf	
39	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions. 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). For further information, please email ROWManagement@cctexas.com. A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit approved by ROW. A fee of $1,500.00 per day as per City of Corpus Christi Municipal Code 49-112 (9) & Code Sec. 49 – 57- 1 (h) & Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com. A person / contractor / applicant 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. Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 & Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com. Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com.	
40	P001	Note	Mina Trinidad : DS	Closed	C1 collector street located within development	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
41	P001	Note	Mina Trinidad : DS	Closed	(Informational) 09/17/2025 Applicant requests additional 60-day TRC Review. All comments must be closed by 11/15/2025.	
42	P001	Note	Mina Trinidad : DS	Closed	GIS: 11/18/2025 Update: Previous comment not addressed. Does not close within acceptable engineering standards. 9/23/25	
48	P001	Note	Mina Trinidad : DS	Closed	12/2/25: Will be provided prior to recordation If a Homeowners Association is to be established, or already exists, please provide a legal instrument that establishes a plan for maintenance and supervision of such improvements per UDC 8.1.8. Home Owners Association.	
45	P002	Note	Mina Trinidad : DS	Closed	Streets: PW STR: Per Table 6.2.2.A, a 70-ft ROW is not a typical ROW width for a L-1A/B street. In addition, Table 6.2.2.A does not implicitly allow medians on local streets. PW does not accept the medians but will hold the Engineer responsible for the engineering design and judgement of the medians. -Caleb Wong, Streets Department.	
47	P002	Note	Mina Trinidad : DS	Closed	Add "(Private Lot) Non-buildable" to Lot 12	
49	P002	Note	Mina Trinidad : DS	Closed	11/24/25 Update: Public Works Traffic/ROW doesn't have any further comments. Traffic/ROW 11/18/25: (Jorge Chavez) As per our current Roadway Master Plan this area is earmarked ROW dedication for a C1 Collector (Project 1-AJ). If the developer wishes to divert from the master plan, they can do so but will require to go through the amendment process. All subsequent plats and / or public improvements will be place on hold un the amendment process is finalized. The plans do call out for a 60 FT ROW to be constructed; but in terms of connectivity (reaching out to Northwest Blvd) would that be left for future development?	
12	S003	Note	Alex Harmon : DS	Migrated	Verify that engineer is okay with a lower weighted coefficient post development flow than pre developed flow,	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	S003	Callout	Alex Harmon : DS	Migrated	9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp. Would time of concentration not decrease with flow over asphalt per flow over fields?	
4	U002	Note	Mina Trinidad : DS	Closed	(Informational) AEP Texas Distribution: No comment for subject plat.	
5	U002	Note	Mina Trinidad : DS	Closed	(Informational) AEP Texas Transmission: No comment for subject plat.	
15	U002	Note	Alex Harmon : DS	Closed	INFORMATIONAL: Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans	
28	U002	Note	Mina Trinidad : DS	Closed	Nueces Electric Cooperative (NEC): This subdivision is in a single certified area to Nueces Electric Cooperative. NEC will be providing service to this subdivision and will request a 10’ EE on the plat from Munoz Engineering replacing the 10’ UE.	
29	U002	Note	Mina Trinidad : DS	Closed	Nueces Electric Cooperative (NEC): From the notes provided by Caleb Wong with the CCW, NEC will install all streetlight poles inside the 10’ EE (Electrical Easement) with a 6’ streetlight arm. The existing proposed plans show the streetlights to be installed along the curb and inside the public right-of-way.	
30	U002	Note	Mina Trinidad : DS	Closed	Requesting coordination about the UE on the subject plat, with AEP and NEC.	
31	U002	Note	Mina Trinidad : DS	Closed	(Informational) AEP Texas Distribution requested 10' UE of the ROW's to be a 5' EE and 5' UE on the final plat. (Comment was then redacted by George Guerra - AEP)	
32	U002	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Comments 1-5 1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual. 2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3. Required access: Approved vehicle access for firefighting shall be provided to within 100 feet of temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					available. 4. D102.1. Access and loading: Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 5. 503.1.1 (amendment) Building and Facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable to the fire department shall be provided and maintained.	
33	U002	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Comments 6-10: 6. Note: An accessible road and a suitable water supply is required before going vertical with any structure. 7. 503.2.1 Dimensions: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 8. D103.1 Access road width with a hydrant: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders. 9. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited, and the Fire Code Official will require painting "NO PARKING - FIRE LANE" along one side of the street. Note: Calculated Turning Radii Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to Curb: 36 ft. 8 in. Wall to Wall: 44 ft. 8 in.	
34	U002	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Comments 11-16 10. 503.4 Obstruction of fire apparatus access roads: Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					maintained. 11. 503.3 Marking: Where required by the Fire Code Official, approved signs, or other approved notices that include the words "NO PARKING - FIRE LANE" shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: "Fire Lane - No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane - No Parking" at 15-foot intervals. 12. D107.1 One- or two-family dwelling residential developments: Developments of one-or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. 13. As this subdivision has increased in size, traffic patterns should now be considered to proceed with completing West River Dr and connecting to Northwest Blvd. 14. D107.2 Remoteness: Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshall. 15. 503.2.5. Dead ends: Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. If a road more than 150 ft. in length terminates in a dead-end, temporary turn arounds should be provided until such time as future developments will connect the streets. See below for turn-around provisions. 16. Table D103.4 Requirements for a Dead-end fire apparatus access road: Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	
12	S003	Note	Alex Harmon : DS	Closed	Verify that engineer is okay with a lower weighted coefficient post development flow than pre developed flow,	
13	S003	Callout	Alex Harmon : DS	Closed	9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp. Would time of concentration not decrease with flow over asphalt per flow over fields?	
17	P001	Note	Caleb Wong : STREET	Closed	PW STR: Public Works Streets would like to review any Public Improvement Plans when submitted.	

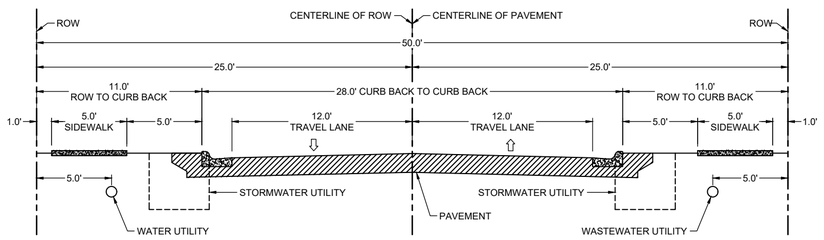
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
18	P001	Note	Caleb Wong : STREET	Closed	PW STR: Based on the typical sections, Solitude Lake Dr will have a median due to it having a 70-ft ROW. What is the reason for the median?	
19	P001	Note	Caleb Wong : STREET	Closed	PW STR: Based on City GIS, W. River Rd has a ROW width of 60 ft but is classified as a local, not a C1. Urban Transportation Plan calls out a C1 road through proposed development. Please coordinate with Public Works Traffic Department to confirm if proposed street layout and nomenclature match any proposed or revised Urban Transporation Plan.	
20	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5H, the road section cross-slope from the crown to the gutter shall be a consistent 2% minimum.	
21	P001	Note	Caleb Wong : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	
22	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM table 6.3.5H, the treated subgrade and flexible base shall extend at least 2 feet beyond the back of curb.	
23	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5I, Only TxDOT Type A, Gr. 1-2 crushed limestone base allowed on City roadway projects without pre-approval.	
24	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.5J, One coarse surface treatment/underseal would be required between the base and asphalt pavement.	
25	P001	Note	Caleb Wong : 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.	
26	P001	Note	Caleb Wong : 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.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
43	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per Table 6.2.2.A, a 70-ft ROW is not a typical ROW width for a L-1A/B street. In addition, Table 6.2.2.A does not implicitly allow medians on local streets. PW does not accept the medians but will hold the Engineer responsible for the engineering design and judgement of the medians.	
46	P001	Note	Caleb Wong : STREET	Closed	PW STR: Update street typical sections to reflect the removal of the medians as called out in the applicant's response	

PRELIMINARY PLAT OF

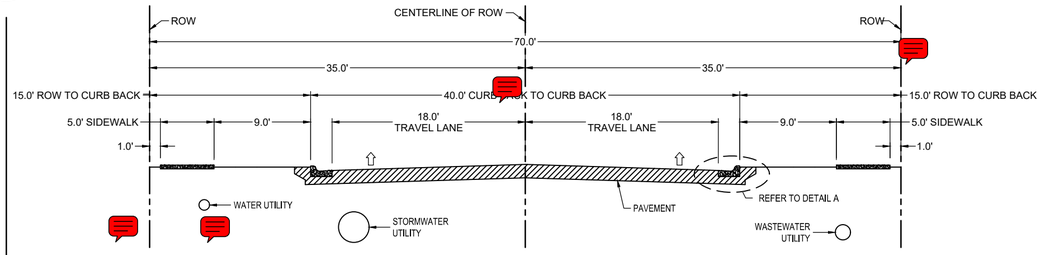
THE LAKES NORTHWEST UNIT 3

BEING A PRELIMINARY PLAT OF A 10.586 ACRE TRACT OF LAND OUT OF THE REMAINING 91.594 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2012050691, DEED RECORDS OF NUECES COUNTY, TEXAS; SAID 91.594 ACRE TRACT ALSO BEING OUT OF A PORTION OF TRACT 4 OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606 AND IS DESCRIBED IN A SPECIAL WARRANTY DEED FROM BRYAN R. TUCKER AND DEBBIE K. TUCKER TO AL DEVELOPMENT, INC.



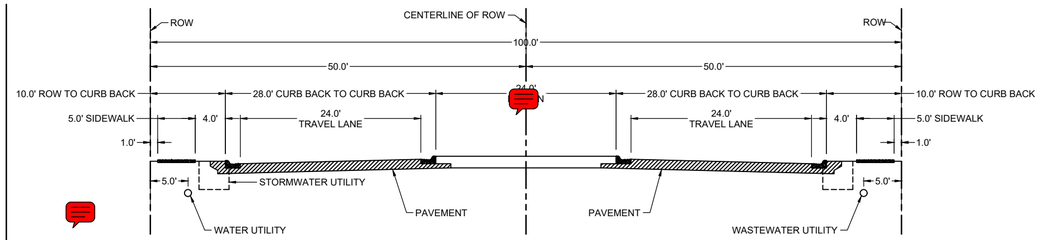
1 PLAT 1 **TYPE L-A - 50-FT STREET CROSS SECTION - PROPOSED**

SCALE: NTS



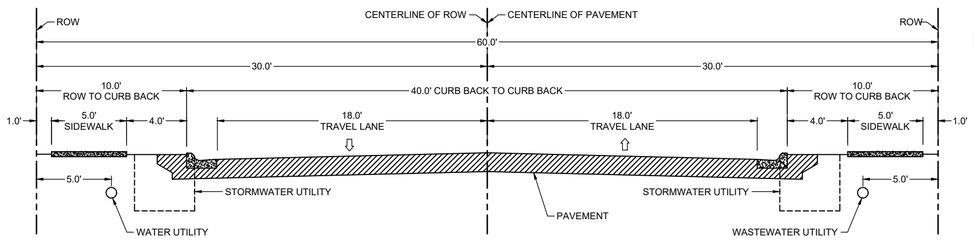
1 PLAT 1 **TYPE L-A - 70-FT STREET CROSS SECTION - PROPOSED**

SCALE: NTS



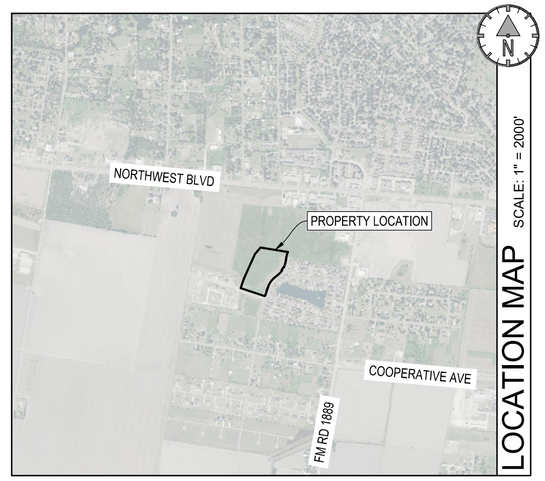
1 PLAT 1 **TYPE L-B - 100-FT STREET CROSS SECTION - PROPOSED (PRIVATE)**

SCALE: NTS



1 PLAT 1 **TYPE C1 - 60-FT STREET CROSS SECTION - PROPOSED**

SCALE: NTS



DEVELOPMENT INFORMATION

1. PROPERTY OWNER/DEVELOPER
   AL DEVELOPMENT, INC
   24 W BAR LE DOC DRIVE
   CORPUS CHRISTI, TEXAS, 78414
2. ENGINEER
   MUNOZ ENGINEERING, LLC
   1608 S. BROWNLEE BLVD
   CORPUS CHRISTI, TEXAS, 78404
3. SURVEYOR
   XDS LAND SURVEYING, LLC
   320 S. WALNUT AVE.
   NEW BRAUNFELS, TEXAS, 78130

LOT INFORMATION

SINGLE FAMILY =	29 LOTS	5.540 ACRES
PRIVATE =	2 LOTS	2.600 ACRES

PHASING

THIS IS A SINGLE PHASE DEVELOPMENT

PLAT NOTES:

1. TOTAL PLATTED AREA CONTAINS 10.586 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
2. FEMA INFORMATION
   EFFECTIVE:
   BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0260G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022.
   THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. RECEIVING WATERS
   OSO CREEK DRAINAGE BASIN
   THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
4. ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
5. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
6. 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.
7. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
8. 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 FOR THE SUBDIVISION.
9. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
10. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
11. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
12. LOT 5, BLOCK 10, IS A PRIVATE PARK/RETENTION/DETENTION POND WHICH WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO FENCING OR RESTRICTIONS OF ANY KIND ARE PERMITTED WHICH RESTRICT ACCESS FROM THE ADJACENT PUBLIC PARKS TO THE POND.'
13. LOT 12, BLOCK 13, IS A PRIVATE ROADWAY THAT WILL UTILIZED AS PRIVATE ACCESS TO THE NEXT PHASE OF THE DEVELOPMENT. IT IS ANTICIPATED THAT THE NEXT PHASE WILL BE A PRIVATE DEVELOPMENT WHICH WILL BE MANAGED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PLAT ABBREVIATION LEGEND

M.R. - MAP RECORDS	D.R. - DEED RECORDS
VOL - VOLUME	PG - PAGE
SEC - SECTION	LT - LOT
AC - ACRE	SF - SQUARE FEET
NB - NON-BUILDABLE	ROW - RIGHT-OF-WAY
YR - YARD REQUIREMENT	AE - ACCESS EASEMENT
UE - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

PLAT SYMBOL AND LINE LEGEND

- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- TEMPORARY PK NAIL SET
- (X) BLOCK IDENTIFICATION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- YARD REQUIREMENT
- EASEMENT
- RIGHT-OF-WAY

ENGINEER	RAMIRO MUNOZ III, PE
SURVEYOR	XAVIER SANDOVAL, RPLS
OWNER	AL DEVELOPMENT, INC
ENGR PID	250029
SURVEY PID	
OWNER PID	N/A
DRWN BY	TM
CHKD BY	RMIII
APPD BY	XDS
REV #	-
SURVEY DATE	
DRAWING DATE	10/06/2025

SURVEYING & MAPPING SERVICES
Xavier D Sandoval SURVEYOR, RPLS
210.871.1689
xavier.sandoval@gmail.com
320 S WALNUT AVE, NEW BRAUNFELS, TX 78130

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

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PRELIMINARY PLAT OF
THE LAKES NORTHWEST UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE
PLAT 1

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2023 (M:\Projects\L - AI Development\The Lakes Northwest\2650029 - Unit 3\Drawings\Plat\Preliminary\2650029 - PLAT - 111925.dwg)

AL DEVELOPMENT, INC
REMAINDER OF 91.594 ACRES OUT OF A PORTION OF TRACT 4
OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE
HERRERA GRANT, ABSTRACT 606
(DOC. NO. 2012050691, D.R.N.C.T.)

SCALE: 1" = 60'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71	10.00	89.97	N63° 05' 03"E	14.14
C2	201.16	430.00	26.80	S36° 29' 52"W	199.33
C3	89.58	369.98	13.87	N42° 57' 50"E	89.36
C4	16.68	10.00	95.58	N11° 45' 42"W	14.81
C5	15.40	10.00	88.24	N76° 18' 54"E	13.92
C6	101.31	366.61	15.83	N17° 16' 31"E	100.98
C7	76.80	210.00	20.95	S19° 22' 27"W	76.37
C8	82.13	150.00	31.37	S24° 34' 59"W	81.11
C9	15.67	10.00	89.76	S26° 47' 32"E	14.11
C10	52.17	120.00	24.91	S59° 12' 56"E	51.76
C11	10.19	15.00	38.90	S66° 05' 07"E	9.99
C12	10.12	15.00	38.64	N75° 08' 15"E	9.93
C13	74.30	60.00	70.95	S88° 42' 31"E	69.64
C14	51.70	60.00	49.37	S28° 33' 01"E	50.11
C15	51.61	60.00	49.29	S20° 46' 35"W	50.04
C16	22.69	60.00	21.66	S56° 15' 04"W	22.55
C17	16.07	15.00	61.38	S36° 23' 30"W	15.31

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C18	30.97	120.00	14.79	S13° 05' 45"W	30.89
C19	7.90	120.00	3.77	N22° 22' 39"E	7.90
C20	15.71	10.00	90.00	N20° 44' 07"W	14.14
C21	15.71	10.00	90.00	N69° 15' 53"E	14.14
C22	44.34	150.00	16.94	N32° 44' 02"E	44.18
C23	49.23	150.00	18.81	N50° 36' 20"E	49.01
C24	50.13	150.00	19.15	N69° 34' 57"E	49.90
C25	50.30	150.00	19.21	S88° 45' 50"W	50.07
C26	2.50	150.00	0.96	S81° 09' 05"E	2.50
C27	15.71	10.00	90.00	N54° 19' 34"E	14.14
C28	15.71	10.00	90.00	N35° 40' 26"W	14.14
C29	15.72	10.00	90.05	N54° 18' 00"E	14.15
C30	15.69	10.00	89.92	S35° 42' 41"E	14.13
C31	104.81	80.00	75.06	S61° 47' 44"W	97.47
C32	133.95	80.00	95.94	N23° 42' 11"W	118.84
C33	14.88	10.00	85.23	S65° 42' 44"W	13.54

S18° 19' 45"W 184.00'
S24° 15' 53"W 504.70'
S40° 16' 20"W 158.89'
S71° 40' 15"E 466.69'
N18° 05' 12"E 95.00'
N19° 08' 32"E 89.14'
N49° 54' 00"E 100.00'
N30° 26' 56"E 50.00'
N9° 15' 54"E 90.00'
N9° 16' 25"E 29.79'
N80° 40' 26"W 519.65'

LAKE CHELAN COURT (B) (PRIVATE)
SOLITUDE LAKE DR (A) (70-FT ROW)
LAKE ATHENS AVE (76-FT ROW)
W RIVER DR (60-FT ROW)
STRINGLAKE DR (50-FT ROW)
LAKE PALESTINE COURT (50-FT ROW)
LAKE MEAD DR (60-FT ROW)
SOLITUDE LAKE DR (A) (70-FT ROW)

PRIVATE 15-FT DRAINAGE EASEMENT
50' PIPELINE EASEMENT VOL 228, PG 94 VOL 1858, PG 343 (D.R.N.C.T.)
PRIVATE DETENTION POND (NON-BUILDABLE)
PRIVATE PARK
(PRIVATE LOT) NON-BUILDABLE
60-FT WIDTH ROW TO BE CONSTRUCTED CONCURRENTLY WITH UNIT 3 PUBLIC IMPROVEMENTS (7,597.39 SF) (0.426-AC)

AL DEVELOPMENT, INC
REMAINDER OF 91.594 ACRES OUT OF A PORTION OF TRACT 4
OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE
HERRERA GRANT, ABSTRACT 606
(DOC. NO. 2012050691, D.R.N.C.T.)

PRELIMINARY PLAT OF
THE LAKES NORTHWEST UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TEXAS

ENGINEER
RAMIRO MUNOZ III, PE
SURVEYOR
XAVIER SANDOVAL, RPLS
OWNER
AL DEVELOPMENT, INC

ENGR PID	SURVEY PID	OWNER PID
250029		N/A
DRWN BY	CHKD BY	APPD BY
TM	RMIII	XDS
SURVEY DATE		DRAWING DATE
		09/16/2025

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

SURVEYING & MAPPING SERVICES
Xavier D Sandoval SURVEYOR, LLC
2210 Staples Street, Suite 169
Corpus Christi, Texas 78404
xavier@xdsurveyor.com
3205 WALNUT AVE, NEW
BRAUNFELS, TX 78130

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PAGE
PLAT 2

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2023 (M:\Projects\L - AL Development\The Lakes Northwest\250029 - Unit 3\Drawings\Plat\Preliminary\250029 - PLAT - 111925.dwg)

STORM WATER AND HYDRAULIC CALCULATIONS

PROJECT ID 250029
PROJECT NAME THE LAKES NORTHWEST - UNIT 3
DATE June 26, 2025
CALCULATED BY MH

BASIN ID A

COUNTY NUECES

9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp.

Would time of concentration change if runoff per flow over asphalt per flow over fields?

MUNOZ ENGINEERING

STORM ANALYSIS

PRE-DEVELOPED CONDITIONS					POST-DEVELOPED CONDITIONS				
COEFFICIENT (USE AND RELATED INFO)					COEFFICIENT (USE AND RELATED INFO)				
CULTIVATED FIELD - TYPE B SOIL (CLAY)	0.60	AREA	461,132.72	FT^2	SINGLE FAMILY - LOTS < 1/4 ACRE	0.55	AREA	400,517.72	FT^2
		AREA		FT^2	STREETS /PAVING - ASPHALT	0.80	AREA	60,615.00	FT^2
WEIGHTED COEFFICIENT	0.60	AREA	461,132.72	FT^2	WEIGHTED COEFFICIENT	0.58	AREA	461,132.72	FT^2
			10.59	AC				10.59	AC

*IN ACCORDANCE WITH CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (IDM)

HYDRAULICS (RATIONAL METHOD CALCULATIONS)

PRE-DEVELOPED FLOW			POST-DEVELOPED FLOW		
TIME OF CONCENTRATION	30	MIN	TIME OF CONCENTRATION	30	MIN
DESIGN YEAR	INTENSITY (IN/HR)	FLOW RATE Q (CFS)	DESIGN YEAR	INTENSITY (IN/HR)	FLOW RATE Q (CFS)
2	3.01	19.09	2	3.01	18.54
5	3.93	24.94	5	3.93	24.22
10	4.64	29.49	10	4.64	28.65
25	5.63	35.73	25	5.63	34.71
50	6.39	40.61	50	6.39	39.45
100	7.20	45.76	100	7.20	44.45

** BASED ON "NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA) ATLAS 14 PRECIPITATION-FREQUENCY ATLAS OF THE UNITED STATES, VOLUME 11 VERSION 2.0: TEXAS" (PERCIA ET AL. 2018) FOR THE INDICATED COUNTY.

DETENTION/RETENTION REQUIREMENTS

DESIGN YEAR	100
DESIGN - PIPE SIZE (IN)	24
DESIGN - FLOW RELEASE (CFS)	7.75

DURATION (HR)	INTENSITY (IN/HR)	VOLUME (FT^3)	VOLUME ALLOWED PASS THRU (FT^3)	STORAGE VOLUME REQUIRED (FT^3)
0.25	9.98	55,886.08	6,975.00	48,911.08
0.50	7.20	80,682.72	13,950.00	66,732.72
1.00	4.84	108,377.47	27,900.00	80,477.47

DRAINAGE STRUCTURE SIZING

PIPE(S)

SHAPE:	CIRCULAR	
HEIGHT:	2.00	FT
WIDTH:		FT
WATER DEPTH:	2.00	FT
N-VALUE:	0.012	
SLOPE:	0.0010	FT/FT
LENGTH:	140	FT

TOTAL AREA	3.14	FT^2
θ	6.28	
TOTAL WET AREA	3.14	FT^2
WETTED PERIMETER	6.28	FT
HYDRAULIC RADIUS	0.50	FT
TOTAL VOLUME OF PIPE	439.82	FT^3

MANNING'S FORMULA

FLOW RATE =	7.75	CFS
VELOCITY =	2.47	FT/S

STORAGE

RIM ELEVATION:	86.00	FT
NORMAL ELEVATION:	85.00	FT
OUTFALL ELEVATION:	82.00	FT
BOTTOM ELEVATION:	78.00	FT

NORMAL CAPACITY (1-FT FREEBOARD)

DEPTH	3.00	FT
BOTTOM AREA	65,950.00	FT^2
TOP AREA	82,148.00	FT^2
TOTAL AVAILABLE VOLUME	**222,147.00**	FT^3

ULTIMATE CAPACITY (RIM)

DEPTH	4.00	FT
BOTTOM AREA	66,107.00	FT^2
TOP AREA	87,762.00	FT^2
TOTAL AVAILABLE VOLUME	**307,738.00**	FT^3

PLAT - FULL SIZE = 18 x 24
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ENGINEER
RAMIRO MUNOZ III, PE
SURVEYOR
XAVIER SANDOVAL, RPLS
OWNER
AI DEVELOPMENT, INC
ENGR PID 250029 | SURVEY PID | OWNER PID N/A
DRWN BY MH | CHKD BY RMIII | APPD BY XDS | REV # -
SURVEY DATE | DRAWING DATE 06/26/2025

SURVEYING & MAPPING
SERVICES
Xavier D Sandoval SURVEYOR, 210-571-6189, xavier@sandovalservices.com, 3205 WALNUT AVE, NEW BRAUNFELS, TX 78130

MUNOZ ENGINEERING
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CORPUS CHRISTI, TX 78404
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TBPELS FIRM F-12240

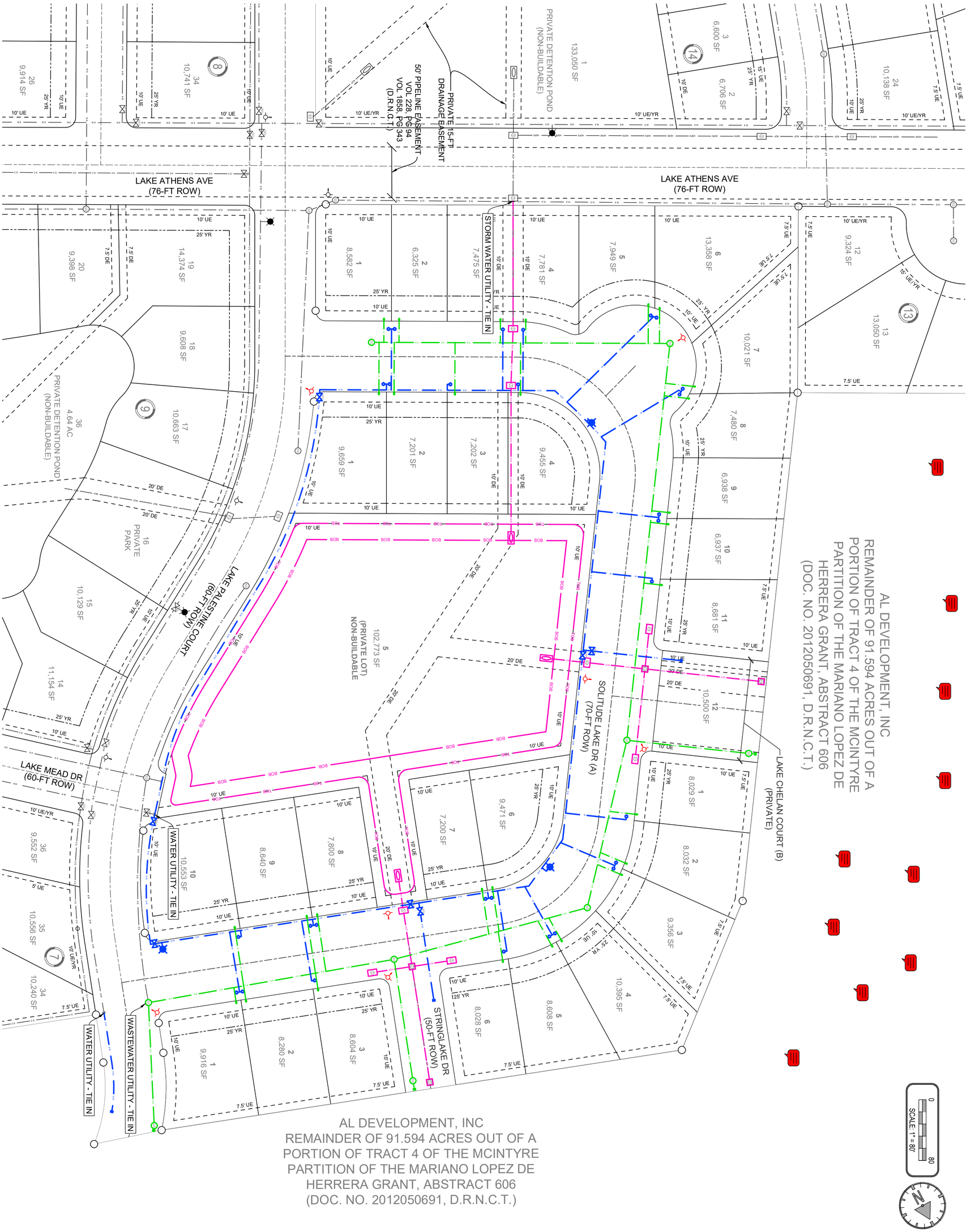
CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

STORM WATER QUALITY MANAGEMENT PLAN FOR THE PRELIMINARY PLAT OF

THE LAKES NORTHWEST UNIT 3

CORPUS CHRISTI, NUECES COUNTY, TEXAS

PLAT - FULL SIZE = 18 x 24
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AL DEVELOPMENT, INC
REMAINDER OF 91.594 ACRES OUT OF A
PORTION OF TRACT 4 OF THE MCINTYRE
PARTITION OF THE MARIANO LOPEZ DE
HERRERA GRANT, ABSTRACT 606
(DOC. NO. 2012050691, D.R.N.C.T.)

UTIL 2

UTILITY PLAN FOR THE PRELIMINARY PLAT OF

THE LAKES NORTHWEST UNIT 3

CORPUS CHRISTI, 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

SURVEYING & MAPPING SERVICES
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xavierdsandoval@gmail.com
320 S. WALNUT AVE, NEW BRAUNFELS, TX 78130

ENGINEER	RAMIRO MUNOZ III, PE
SURVEYOR	XAVIER SANDOVAL, RPLS
OWNER	AL DEVELOPMENT, INC
ENGR PID	250029
SURVEY PID	
OWNER PID	N/A
DRWN BY	MH
CHKD BY	RMIII
APPD BY	XDS
REV #	-
SURVEY DATE	
DRAWING DATE	06/26/2025

STORM WATER AND HYDRAULIC CALCULATIONS

PROJECT ID 250029
PROJECT NAME THE LAKES NORTHWEST - UNIT 3
DATE September 19, 2025
CALCULATED BY TM

BASIN ID A

COUNTY NUECES

9/22/25 UPDATE: Being addressed on Public Improvement Plans that are already in review. This does not approve this swqmp.

Would time of concentration drain over asphalt per flow over fields?

STORM ANALYSIS

PRE-DEVELOPED CONDITIONS					POST-DEVELOPED CONDITIONS				
COEFFICIENT (USE AND RELATED INFO)					COEFFICIENT (USE AND RELATED INFO)				
CULTIVATED FIELD - TYPE B SOIL (CLAY)	0.60	AREA	461,132.72	FT^2	SINGLE FAMILY - LOTS < 1/4 ACRE	0.55	AREA	400,517.72	FT^2
		AREA		FT^2	STREETS /PAVING - ASPHALT	0.80	AREA	60,615.00	FT^2
WEIGHTED COEFFICIENT	0.60	AREA	461,132.72	FT^2	WEIGHTED COEFFICIENT	0.58	AREA	461,132.72	FT^2
			10.59	AC				10.59	AC

*IN ACCORDANCE WITH CITY OF CORPUS CHRISTI INFRASTRUCTURE DESIGN MANUAL (IDM)

HYDRAULICS (RATIONAL METHOD CALCULATIONS)

PRE-DEVELOPED FLOW			POST-DEVELOPED FLOW		
TIME OF CONCENTRATION	30	MIN	TIME OF CONCENTRATION	20	MIN
DESIGN YEAR	INTENSITY (IN/HR)	FLOW RATE Q (CFS)	DESIGN YEAR	INTENSITY (IN/HR)	FLOW RATE Q (CFS)
2	3.01	19.09	2	3.73	22.98
5	3.93	24.94	5	4.85	29.93
10	4.64	29.49	10	5.72	35.32
25	5.63	35.73	25	6.91	42.65
50	6.39	40.61	50	7.84	48.37
100	7.20	45.76	100	8.81	54.33

** BASED ON "NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA) ATLAS 14 PRECIPITATION-FREQUENCY ATLAS OF THE UNITED STATES, VOLUME 11 VERSION 2.0: TEXAS" (PERCIA ET AL. 2018) FOR THE INDICATED COUNTY.

DETENTION/RETENTION REQUIREMENTS

DESIGN YEAR	5
DESIGN - PIPE SIZE (IN)	18
DESIGN - FLOW RELEASE (CFS)	3.94

DURATION (HR)	INTENSITY (IN/HR)	VOLUME (FT^3)	VOLUME ALLOWED PASS THRU (FT^3)	STORAGE VOLUME REQUIRED (FT^3)
0.25	5.53	30,977.24	3,546.00	27,431.24
0.33	4.85	35,848.10	4,680.72	31,167.38
0.50	3.93	43,966.91	7,092.00	36,874.91
1.00	2.57	57,601.96	14,184.00	43,417.96

DRAINAGE STRUCTURE SIZING

PIPE(S)

SHAPE:	CIRCULAR	
HEIGHT:	1.50	FT
WIDTH:		FT
WATER DEPTH:	1.50	FT
N-VALUE:	0.012	
SLOPE:	0.0012	FT/FT
LENGTH:	140	FT

TOTAL AREA	1.77	FT^2
θ	6.28	
TOTAL WET AREA	1.77	FT^2
WETTED PERIMETER	4.71	FT
HYDRAULIC RADIUS	0.38	FT
TOTAL VOLUME OF PIPE	247.40	FT^3

MANNING'S FORMULA

FLOW RATE =	3.94	CFS
VELOCITY =	2.23	FT/S

STORAGE

RIM ELEVATION:	86.50	FT
NORMAL ELEVATION:	85.50	FT
OUTFALL ELEVATION:	84.50	FT
BOTTOM ELEVATION:	78.50	FT

NORMAL CAPACITY (1-FT FREEBOARD)

DEPTH	1.00	FT
BOTTOM AREA	65,950.00	FT^2
TOP AREA	82,148.00	FT^2
TOTAL AVAILABLE VOLUME	**74,049.00**	FT^3

ULTIMATE CAPACITY (RIM)

DEPTH	2.00	FT
BOTTOM AREA	66,107.00	FT^2
TOP AREA	87,762.00	FT^2
TOTAL AVAILABLE VOLUME	**153,869.00**	FT^3

ENGINEER RAMIRO MUNOZ III, PE
SURVEYOR XAVIER SANDOVAL, RPLS
OWNER AG DEVELOPMENT, INC
ENGR PID 250029 | SURVEY PID | OWNER PID N/A
DRWN BY TM | CHKD BY RMIII | APPD BY XDS | REV # -
SURVEY DATE | DRAWING DATE 09/19/2025

MUNOZ ENGINEERING
SURVEYING & MAPPING
SERVICES
Xavier D Sandoval SURVEYOR, RPLS
210-571-6189
xavier.sandoval@gmail.com
3205 WALNUT AVE, NEW BRAUNFELS, TX 78130

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

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

STORM WATER QUALITY MANAGEMENT PLAN FOR THE PRELIMINARY PLAT OF

THE LAKES NORTHWEST UNIT 3

CORPUS CHRISTI, NUECES COUNTY, TEXAS

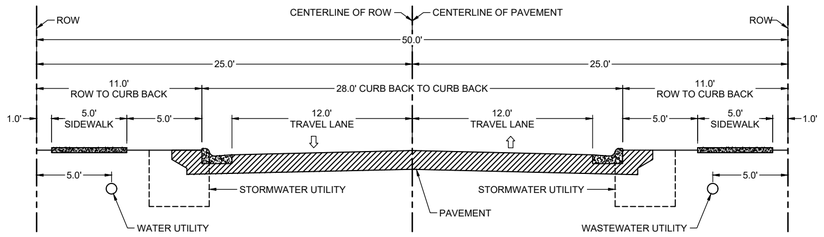
SWQMP 3

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2023 (M:\Projects\L - AI Development\The Lakes Northwest\250029 - Unit 3\Drawings\Plat\Preliminary\250029 - SWQMP AND UTILITY.dwg)

PRELIMINARY PLAT OF

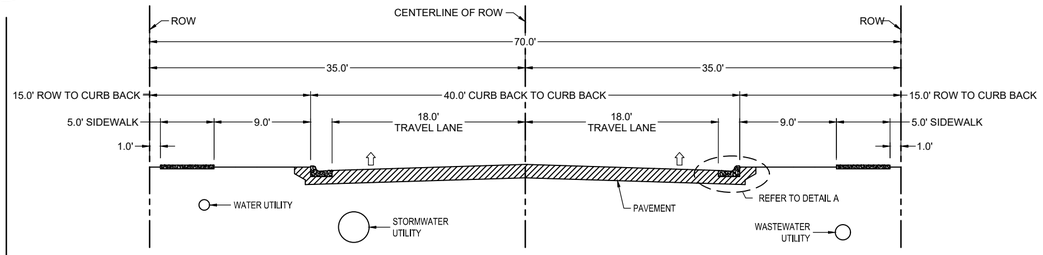
THE LAKES NORTHWEST UNIT 3

BEING A PRELIMINARY PLAT OF A 10.586 ACRE TRACT OF LAND OUT OF THE REMAINING 91.594 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2012050691, DEED RECORDS OF NUECES COUNTY, TEXAS; SAID 91.594 ACRE TRACT ALSO BEING OUT OF A PORTION OF TRACT 4 OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE HERRERA GRANT, ABSTRACT 606 AND IS DESCRIBED IN A SPECIAL WARRANTY DEED FROM BRYAN R. TUCKER AND DEBBIE K. TUCKER TO AL DEVELOPMENT, INC.



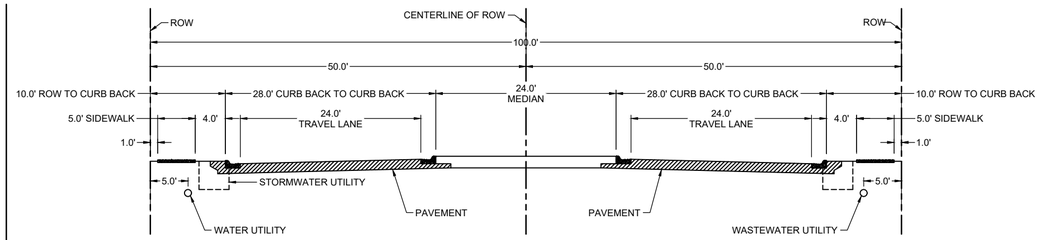
1 PLAT 1 **TYPE L-A - 50-FT STREET CROSS SECTION - PROPOSED**

SCALE: NTS



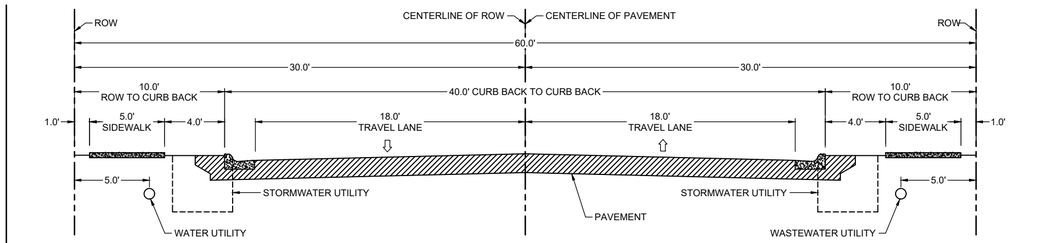
1 PLAT 1 **TYPE L-A - 70-FT STREET CROSS SECTION - PROPOSED**

SCALE: NTS



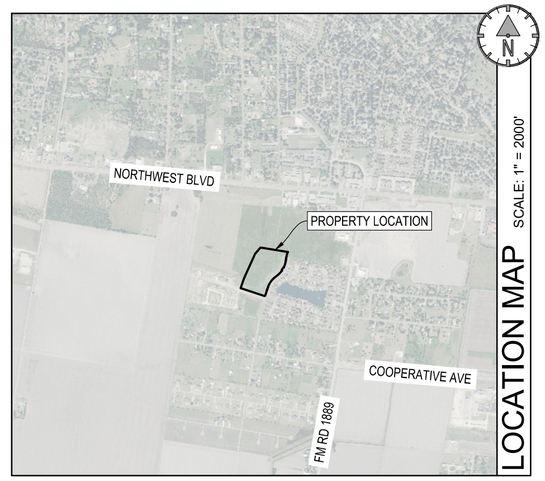
1 PLAT 1 **TYPE L-B - 100-FT STREET CROSS SECTION - PROPOSED (PRIVATE)**

SCALE: NTS



1 PLAT 1 **TYPE C1 - 60-FT STREET CROSS SECTION - PROPOSED**

SCALE: NTS



LOCATION MAP SCALE: 1" = 2000'

DEVELOPMENT INFORMATION

1. PROPERTY OWNER/DEVELOPER
   AL DEVELOPMENT, INC
   24 W BAR LE DOC DRIVE
   CORPUS CHRISTI, TEXAS, 78414
2. ENGINEER
   MUNOZ ENGINEERING, LLC
   1608 S. BROWNLEE BLVD
   CORPUS CHRISTI, TEXAS, 78404
3. SURVEYOR
   XDS LAND SURVEYING, LLC
   320 S. WALNUT AVE.
   NEW BRAUNFELS, TEXAS, 78130

LOT INFORMATION

SINGLE FAMILY =	29 LOTS	5.540 ACRES
PRIVATE =	2 LOTS	2.600 ACRES

PHASING

THIS IS A SINGLE PHASE DEVELOPMENT

PLAT NOTES:

1. TOTAL PLATTED AREA CONTAINS 10.586 ACRES OF LAND, INCLUDING RIGHT-OF-WAY DEDICATIONS AND EASEMENTS.
2. FEMA INFORMATION
   EFFECTIVE:
   BY GRAPHIC PLOTTING THIS PROPERTY IS IN ZONE X ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48355C0260G, MAP WITH A EFFECTIVE DATE OF OCTOBER 13, 2022.
   THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.
3. RECEIVING WATERS
   OSO CREEK DRAINAGE BASIN
   THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
4. ALL FOUND MONUMENTS ARE INDICATED ON THE PLAT.
5. ALL BEARINGS ARE GRID BEARINGS BASED ON THE GLOBAL POSITIONING SYSTEM, TEXAS STATE PLAIN NAD83 (93), TEXAS SOUTH ZONE 4205 AND ALL ELEVATIONS ARE BASED ON NAVD88.
6. 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.
7. CAUTION MUST BE TAKEN WITH PIPELINE MARKERS INDICATING BURIED LINES NOT ON RECORD.
8. 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 FOR THE SUBDIVISION.
9. EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
10. THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE CITY OF CORPUS CHRISTI UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
11. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
12. LOT 5, BLOCK 10, IS A PRIVATE PARK/RETENTION/DETENTION POND WHICH WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. NO FENCING OR RESTRICTIONS OF ANY KIND ARE PERMITTED WHICH RESTRICT ACCESS FROM THE ADJACENT PUBLIC PARKS TO THE POND.'
13. LOT 12, BLOCK 13, IS A PRIVATE ROADWAY THAT WILL UTILIZED AS PRIVATE ACCESS TO THE NEXT PHASE OF THE DEVELOPMENT. IT IS ANTICIPATED THAT THE NEXT PHASE WILL BE A PRIVATE DEVELOPMENT WHICH WILL BE MANAGED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

PLAT ABBREVIATION LEGEND

M.R. - MAP RECORDS	D.R. - DEED RECORDS
VOL - VOLUME	PG - PAGE
SEC - SECTION	LT - LOT
AC - ACRE	SF - SQUARE FEET
NB - NON-BUILDABLE	ROW - RIGHT-OF-WAY
YR - YARD REQUIREMENT	AE - ACCESS EASEMENT
UE - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

PLAT SYMBOL AND LINE LEGEND

- 5/8" IRON ROD FOUND
- 5/8" IRON ROD SET
- TEMPORARY PK NAIL SET
- BLOCK IDENTIFICATION
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTER LINE
- YARD REQUIREMENT
- EASEMENT
- RIGHT-OF-WAY

ENGINEER	RAMIRO MUNOZ III, PE
SURVEYOR	XAVIER SANDOVAL, RPLS
OWNER	AL DEVELOPMENT, INC
ENGR PID 250029	SURVEY PID	OWNER PID N/A
DRWN BY TM	CHKD BY RMIII	APPD BY XDS	REV # -
SURVEY DATE	DRAWING DATE 10/06/2025

SURVEYING & MAPPING SERVICES
Xavier D Sandoval SURVEYOR, RPLS
210-571-6189
xavier.sandoval@gmail.com
320 S WALNUT AVE, NEW BRAUNFELS, TX 78130

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

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PRELIMINARY PLAT OF
THE LAKES NORTHWEST UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE
PLAT 1

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2023 (M:\Projects\L - AI Development\The Lakes Northwest\2650029 - Unit 3\Drawings\Plat\Preliminary\2650029 - PLAT - 111925.dwg)

AL DEVELOPMENT, INC
REMAINDER OF 91.594 ACRES OUT OF A PORTION OF TRACT 4
OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE
HERRERA GRANT, ABSTRACT 606
(DOC. NO. 2012050691, D.R.N.C.T.)

SCALE: 1" = 60'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.71	10.00	89.97	N63° 05' 03"E	14.14
C2	201.16	430.00	26.80	S36° 29' 52"W	199.33
C3	89.58	369.98	13.87	N42° 57' 50"E	89.36
C4	16.68	10.00	95.58	N11° 45' 42"W	14.81
C5	15.40	10.00	88.24	N76° 18' 54"E	13.92
C6	101.31	366.61	15.83	N17° 16' 31"E	100.98
C7	76.80	210.00	20.95	S19° 22' 27"W	76.37
C8	82.13	150.00	31.37	S24° 34' 59"W	81.11
C9	15.67	10.00	89.76	S26° 47' 32"E	14.11
C10	52.17	120.00	24.91	S59° 12' 56"E	51.76
C11	10.19	15.00	38.90	S66° 05' 07"E	9.99
C12	10.12	15.00	38.64	N75° 08' 15"E	9.93
C13	74.30	60.00	70.95	S88° 42' 31"E	69.64
C14	51.70	60.00	49.37	S28° 33' 01"E	50.11
C15	51.61	60.00	49.29	S20° 46' 35"W	50.04
C16	22.69	60.00	21.66	S56° 15' 04"W	22.55
C17	16.07	15.00	61.38	S36° 23' 30"W	15.31

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C18	30.97	120.00	14.79	S13° 05' 45"W	30.89
C19	7.90	120.00	3.77	N22° 22' 39"E	7.90
C20	15.71	10.00	90.00	N20° 44' 07"W	14.14
C21	15.71	10.00	90.00	N69° 15' 53"E	14.14
C22	44.34	150.00	16.94	N32° 44' 02"E	44.18
C23	49.23	150.00	18.81	N50° 36' 20"E	49.01
C24	50.13	150.00	19.15	N69° 34' 57"E	49.90
C25	50.30	150.00	19.21	S88° 45' 50"W	50.07
C26	2.50	150.00	0.96	S81° 09' 05"E	2.50
C27	15.71	10.00	90.00	N54° 19' 34"E	14.14
C28	15.71	10.00	90.00	N35° 40' 26"W	14.14
C29	15.72	10.00	90.05	N54° 18' 00"E	14.15
C30	15.69	10.00	89.92	S35° 42' 41"E	14.13
C31	104.81	80.00	75.06	S61° 47' 44"W	97.47
C32	133.95	80.00	95.94	N23° 42' 11"W	118.84
C33	14.88	10.00	85.23	S65° 42' 44"W	13.54

S18° 19' 45"W 184.00'
S24° 15' 53"W 504.70'
S40° 16' 20"W 158.89'
S71° 40' 15"E 466.69'
N18° 05' 12"E 95.00'
N19° 08' 32"E 89.14'
N49° 54' 00"E 100.00'
N30° 26' 56"E 50.00'
N9° 16' 25"E 29.79'
N9° 15' 54"E 90.00'
N9° 16' 34"E 17.59'
S80° 40' 25"E 60.00'
S9° 16' 23"W
N80° 40' 26"W 519.65'

LAKE CHELAN COURT (B)
(PRIVATE)

SOLITUDE LAKE DR (A)
(70-FT ROW)

LAKE ATHENS AVE
(76-FT ROW)

W RIVER DR
(60-FT ROW)

STRINGLAKE DR
(50-FT ROW)

LAKE PALESTINE COURT
(50-FT ROW)

LAKE MEAD DR
(60-FT ROW)

PRIVATE 15-FT
DRAINAGE EASEMENT

50' PIPELINE EASEMENT
VOL 228, PG 94
VOL 1858, PG 343
(D.R.N.C.T.)

PRIVATE DETENTION POND
(NON-BUILDABLE)

5
102,773 SF
(PRIVATE LOT)
NON-BUILDABLE

12
10,500 SF
(PRIVATE LOT)
NON-BUILDABLE

60-FT WIDTH ROW TO BE CONSTRUCTED
CONCURRENTLY WITH UNIT 3 PUBLIC
IMPROVEMENTS
(7,597.39 SF) (0.426-AC)

AL DEVELOPMENT, INC
REMAINDER OF 91.594 ACRES OUT OF A PORTION OF TRACT 4
OF THE MCINTYRE PARTITION OF THE MARIANO LOPEZ DE
HERRERA GRANT, ABSTRACT 606
(DOC. NO. 2012050691, D.R.N.C.T.)

ENGINEER
RAMIRO MUNOZ III, PE
SURVEYOR
XAVIER SANDOVAL, RPLS
OWNER
AL DEVELOPMENT, INC

ENGR PID	SURVEY PID	OWNER PID
250029		N/A
DRWN BY	CHKD BY	APPD BY
TM	RMIII	XDS
SURVEY DATE		DRAWING DATE
		09/16/2025

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

SURVEYING & MAPPING SERVICES
Xavier D Sandoval SURVEYOR, LLC
2105 Staples Street, Suite 165
Corpus Christi, TX 78404
361.946.4848 xavier@walnutave.com
320 S WALNUT AVE, NEW BRAUNFELS, TX 78130

CIVIL | STRUCTURAL | MARINE | LAND DEVELOPMENT

PRELIMINARY PLAT OF
THE LAKES NORTHWEST UNIT 3
CORPUS CHRISTI, NUECES COUNTY, TEXAS

PAGE
PLAT 2

PLAT - FULL SIZE = 18 x 24
MUNOZ ENGINEERING, LLC © 2023 (M:\Projects\L - AL Development\The Lakes Northwest\250029 - Unit 3\Drawings\Plat\Preliminary\250029 - PLAT - 111925.dwg)

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
December 10, 2025

PL9037
REPLAT – Brooklyn Addition
Lot 6R Block 86
(0.20 Acres)

(District 1) Generally located at 3202 Plum Street, north of Elm Street, and west of Seagull Boulevard.

Zoned: RM-AT

Owner: Paul & Melba Savoy

Surveyor: Brister Surveying

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

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 11-05-2025 16:43:27

Merged Document Report

Application No.: PL9037

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Utility Plan.pdf
Updated Plat 11-3.pdf

Comment Author Contact Information:

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

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
6	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. 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 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
4	P001	Note	Alex Harmon : DS	Closed	11/5/25 UPDATE: To be confirmed by assigned planner. Confirm with planner if this alley is still active, as parcel data does not indicate it is still active.	
5	Utility	Note	Alex Harmon : DS	Closed	If Alley does not exist, place gas and sewer in utility easement.	
1	P001	Note	Mark Zans : LD	Closed	Change certificate language to "approved by the Planning Commission of the	
2	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Secretary.	
3	P001	Note	Mark Zans : LD	Closed	Add language for Cynithia Salazar -Garza - Chairperson for title and add signature line for the chairperson.	
7	P001	Note	Mark Zans : LD	Closed	Park development fee: 1 lot x 462.50 = $462.50	

PLAT OF
BROOKLYN ADDITION
BLOCK 86, LOT 6R

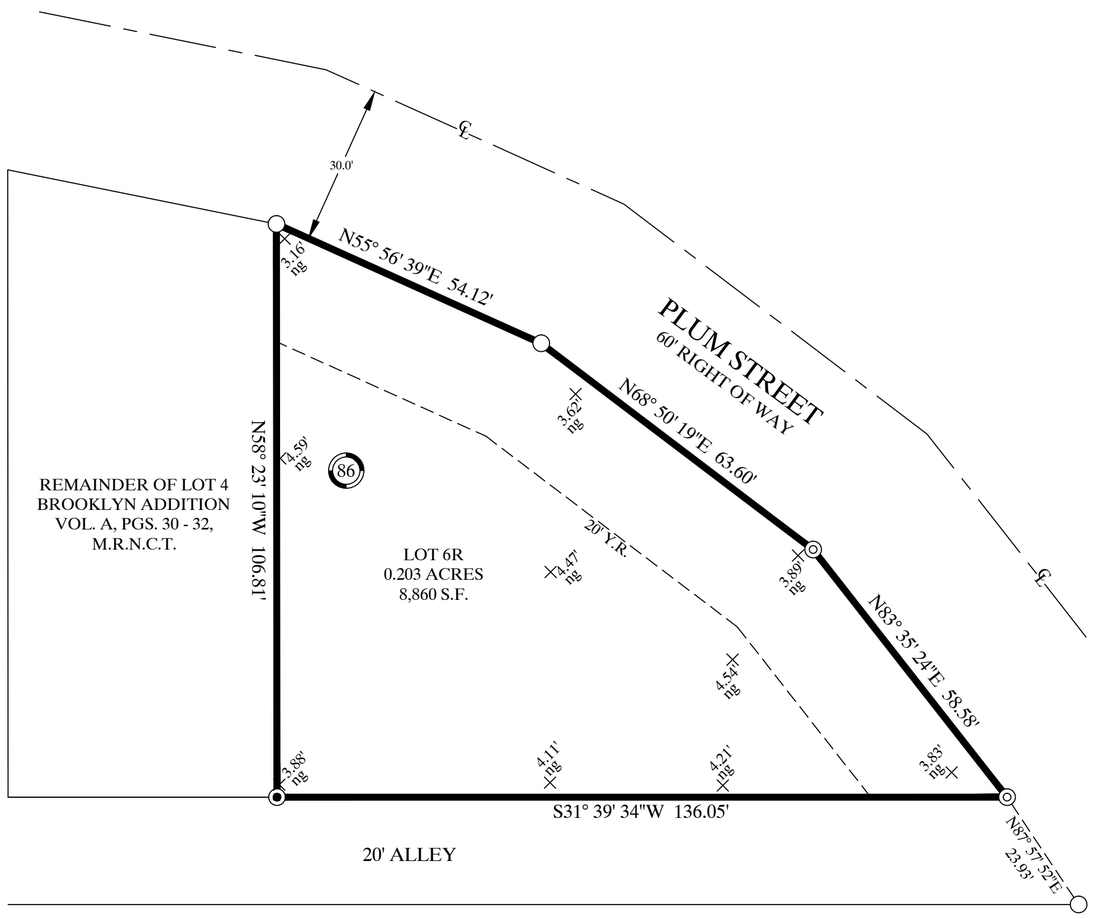
BEING A REPLAT OF THE REMAINING PORTIONS OF BLOCK 86, LOTS 6, 8, AND 10, BROOKLYN ADDITION, AS SHOWN ON A MAP RECORDED IN VOLUME A, PAGES 30 - 32, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2023041880, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

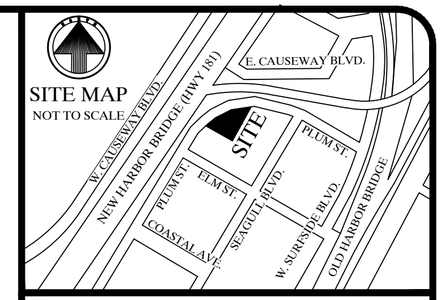
GRAPHIC SCALE

-20 0 10 20 40

(IN FEET)
1 inch = 20 ft.







Brister Surveying
5506 Cain Drive
Corpus Christi, Texas 78411
Office 361-850-1800

bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800

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

◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
○ = FOUND DISC MONUMENT

STATE OF TEXAS
COUNTY OF NUECES

WE, PAUL AND MELBA SAVOY, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE_____ DAY OF_____ , 2025.

_____
PAUL SAVOY
OWNER

_____
MELBA SAVOY
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, PAUL AND MELBA SAVOY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____ , 2025.

_____
NOTARY PUBLIC

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

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____ , 2025

_____
CYNTHIA SALAZAR-GARZA
CHAIRPERSON

_____
MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ , 2025

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE NUECES BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE NUECES BAY AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AE" WITH A BFE OF 9' ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0310 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

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

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

5. THE TOTAL PLATTED AREA IS 0.203 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

DATE OF MAP: 1 OCTOBER 2025

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
December 10, 2025

PL9041
REPLAT – La Palmera Mall
Lots 1A, 1B and 1C Block 1
(46.11 Acres)

(District 2) Generally located at 5488 South Padre Island Drive, south of McArdle Road and west of South Staples Street.

Zoned: CG-2

Owner: Corpus Christi Retail Venture, L.P.

Surveyor: Urban Engineering

The applicant proposes to replat the property by converting the existing lease site into a separate lot and establishing an additional pad site for future development. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval.**

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 11-17-2025 14:33:14

Merged Document Report

Application No.: PL9041

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
P0000002599_20251107.pdf

Comment Author Contact Information:

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

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
6	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. 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 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
5	P002	Callout	Alex Harmon : DS	Closed	Private wastewater line extends lot lines. Should another private easement be established on Lot1A?	
1	P003	Callout	Alex Harmon : DS	Closed	Clarify limits of access easement to be recorded by the plat. Is the lot line one of the boundary lines for the access easement?	
4	P003	Callout	Alex Harmon : DS	Closed	City records indicate all upstream sanitary sewer from this point is private.	
2	P001	Note	Mark Zans : LD	Closed	Change Chairman to Cynithia Salazar-Garza. Change chairman to chairperson.	
7	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Secretary	
8	P001	Note	Mark Zans : LD	Closed	On pages two and three. label the distance from property lines to the center line of all roads.	
9	P001	Note	Mark Zans : LD	Closed	On pages two and three. label the distance from property lines to the center line of all roads.	
10	P001	Note	Mark Zans : LD	Closed	CCRTA Comments: PL9041 – a final plat of 46.117 Ac.- La Palmera Mall, Block 1, Lots 1A, 1B & 1C with a CG-2 commercial zoning district --This plat is located immediately adjacent to multiple CCRTA bus routes and one active bus stop, stop 853 (McArdle @ Staples) served by the following Routes: 6 Santa Fe/Malls, 17 Carroll/Southside, 24 Airline/Yorktown Collector, 26 Southside/Saratoga, 29F Staples/Flour Bluff, 29SS Staples Spohn South, 32 Southside and 37 Crosstown/TAMU-CC. Should any alterations or changes be required for the existing bus stop or any bus stop affiliated equipment, an additional meeting with CCRTA staff will be warranted.	

STATE OF TEXAS
COUNTY OF NUECES

CORPUS CHRISTI RETAIL VENTURE, LP, A DELAWARE LIMITED PARTNERSHIP, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20_____.

BY: _____
ANDREW WILSON, VICE–PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW WILSON, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2025.

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

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2025.

_____
MICHAEL DICE
DIRECTOR

_____
CYNTHIA SALAZAR–GARZA
CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO: _____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

Plat of

La Palmera Mall

Block 1, Lots 1A, 1B and 1C

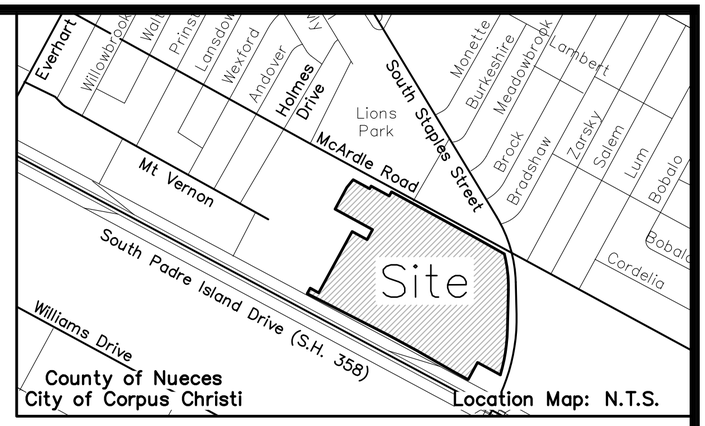
RE–PLAT OF LOT 1, BLOCK 1, LA PALMERA MALL, A MAP RECORDED IN VOLUME 67, PAGE 258 THROUGH 263, MAP RECORDS OF NUECES COUNTY, TEXAS; SAVE AND EXCEPT THAT 0.573 ACRE TRACT OF LAND CONVEYED BY CORPUS CHRISTI RETAIL VENTURE LP, A DELAWARE LIMITED PARTNERSHIP TO THE STATE OF TEXAS BY DEED FILED ON MAY 23, 2016 UNDER DOCUMENT NO. 2016020764, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

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

THIS _____ DAY OF _____, 2025

_____
SAUL V. CASTILLO
R.P.L.S. LICENSE NO. 6192



Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

LEGEND:

———	PLAT BOUNDARY	×	FOUND "X" MARK
——— – ———	ROAD CENTERLINE	●	FOUND 5/8 INCH IRON ROD
———	ADJACENT LOT LINE	○	FOUND 1 INCH IRON PIPE
—— – – ——	YARD REQUIREMENT	◉	FOUND TXDOT MONUMENT TYPE 2
– – – – – –	EASEMENT	1/2"●	FOUND 1/2 INCH IRON ROD WITH YELLOW CAP
Y.R.	YARD REQUIREMENT	UE●	FOUND 5/8 INCH IRON ROD WITH A RED PLASTIC CAP STAMPED "URBAN ENGR CCTX"
B.L.	BUILDING LINE	CAP●	FOUND 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP
U.E.	UTILITY EASEMENT	MAG●	FOUND MAG NAIL
VOL.	VOLUME	IP●	FOUND 1/2 INCH IRON PIPE
PG.	PAGE	BW●	FOUND 5/8 INCH IRON ROD WITH A PLASTIC CAP STAMPED "BASS & WELSH ENGINEERING"
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS	⊠	SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN | DCCM"
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS	○	SET MAG NAIL WITH WASHER STAMPED "URBAN ENGR CCTX"

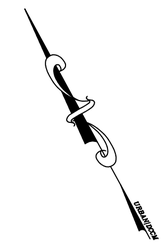
NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG–2 (GENERAL COMMERCIAL).
3. TOTAL PLATTED AREA IS 46.117 ACRES OF LAND INCLUDING ANY DEDICATION.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0530G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Revised: Nov. 7, 2025
Submitted: Oct. 6, 2025
SCALE: None
JOB NO.: 0000002599
SHEET: 1 of 3
DRAWN BY: XG
usurveying@dccm.com

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	15°49'00"	1218.11'	169.21'	336.26'	S06°26'57"E	335.20'
C2	14°45'07"	1665.41'	215.59'	428.79'	S08°50'06"W	427.61'
C3	90°00'00"	30.00'	30.00'	47.12'	S16°22'48"E	42.43'
C4	90°00'00"	14.99'	14.99'	23.55'	S73°39'38"W	21.20'
C5	54°20'15"	30.00'	15.40'	28.45'	S01°27'04"W	27.40'

LINE	BEARING	DISTANCE
L1	S61°22'51"E	175.57'
L2	N28°37'09"E	27.83'
L3	S61°22'51"E	192.45'
L4	N28°37'09"E	44.15'
L5	S28°37'57"W	182.09'
L6	N61°22'48"W	151.28'
L7	N28°37'09"E	57.42'
L8	S61°22'51"E	90.61'
L9	S61°22'51"E	158.65'
L10	N28°37'09"E	106.63'
L11	N38°47'36"E	93.70'
L12	N60°14'03"W	61.52'
L13	N61°22'48"W	38.39'
L14	N28°37'12"E	24.00'
L15	N28°37'12"E	26.50'
L16	N28°37'12"E	10.66'
L17	S12°13'39"W	3.54'
L18	S28°37'12"W	21.12'



150 100 50 0 100 200

GRAPHIC SCALE
1"=100'

McArdle Road

S61°24'15"E 833.70'

278.78'

554.92'

111.77'

N28°37'09"E 229.14'

N61°22'51"W 398.37'

N28°34'44"E 421.71'

S28°34'44"W 420.03'

N61°25'16"W 666.68'

N28°37'09"E 650.67'

N61°24'15"W 181.20'

95.20'

70.20'

Lot 1B
280,996 S.F.
6.4508 Acres

Lot 1A
1,696,612 S.F.
38.949 Acres

Lot 2, Block 1
La Palmera Mall
Vol 67, Pgs. 258–263
Map Records of Nueces County, Texas

Lot B–4
Mount Vernon Subdivision, Unit 1
Vol. 61, Pg. 60,
Map Records of Nueces County, Texas

0.033 Acre
out of Lot 2, Block 1
La Palmera Mall
Vol 67, Pgs. 258–263
Map Records of Nueces County, Texas
(Owner: State of Texas)
(Doc. No. 2013005021, O.P.R.N.C.T.)

N62°55'48"W 849.46'

N61°22'48"W 300.00'

N28°37'12"E 174.50'

N56°30'49"E 52.61'

Match Line Sheet 2 of 3

Match Line Sheet 3 of 3

South Padre Island Drive

15' U.E. (Vol. 67, Pgs. 258–263, M.R.N.C.T.)

6' Wide Easement and Dedication (Vol. 1773, Pg. 548, D.R.N.C.T.)

10' U.E. (Vol. 52, Pgs. 123–125, M.R.N.C.T.)

20' U.E. (Vol. 1288, Pg. 498, D.R.N.C.T.)

20' Y.R.

15' U.E.

5' U.E. (Vol. 67, Pgs. 258–263, M.R.N.C.T.)

22' U.E. (Vol. 51, Pgs. 164–165, M.R.N.C.T.)

15' U.E. (by plat)

10' E.E. (by plat)

10' U.E. (Vol. 51, Pgs. 92–93, M.R.N.C.T.)

25' U.E. (Vol. 51, Pgs. 92–93, M.R.N.C.T.)

Pedestrian Easement (Doc. No. 2003060479, O.P.R.N.C.T.)

20' U.E. (Vol. 52, Pgs. 123–125, M.R.N.C.T.)

12' U.E. (Vol. 51, Pgs. 163–165, M.R.N.C.T.)

22' U.E. (Vol. 51, Pgs. 163–165, M.R.N.C.T.) (Vol. 52, Pgs. 123–125, M.R.N.C.T.)

12 'U.E. (Vol. 52, Pgs. 123–125, M.R.N.C.T.)

Pedestrian Bridge Easement (Doc. No. 2009012427, 2011004258 and 2011004260, O.R.N.C.T.)

5' Gas U.E. (Vol. 1346, Pg. 224, D.R.N.C.T.)

Utility Easement (Vol. 2066, Pg. 958, D.R.N.C.T.)

10' U.E. (Vol. 2066, Pg. 966, D.R.N.C.T.)

10' U.E. (Vol. 1288, Pg. 498, D.R.N.C.T.)

10' U.E. (Vol. 52, Pgs. 123–125, M.R.N.C.T.)

10' U.E. (Vol. 51, Pgs. 163–165, M.R.N.C.T.)

15' U.E. (Vol. 1526, PG. 35 D.R.N.C.T.)

10' Private Sanitary Sewer Easement (Vol. 67, Pgs. 258–263 M.R.N.C.T.)

15' U.E. (Vol. 51, Pg. 104 M.R.N.C.T.)

10' U.E. (Vol. 61, Pg. 60, M.R.N.C.T.)

10' U.E. (Vol. 50, Pg. 113, M.R.N.C.T.)

20' Y.R. (by this plat)

15' U.E. (by this plat)

28' Vehicular Access Lane (Vol. 1605, Pg. 621, D.R.N.C.T.)

126.0'

149.0'

Utility Easement (Doc. No. 2013054789, O.P.R.N.C.T.)

Easement and R.O.W. (Doc. No. 2018012090, D.R.N.C.T.)

Access (By t

S61°2

S61°

N61°

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18

Plat of

La Palmera Mall

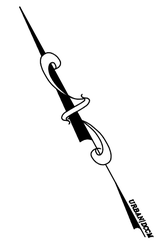
Block 1, Lots 1A, 1B and 1C

RE–PLAT OF LOT 1, BLOCK 1, LA PALMERA MALL, A MAP RECORDED IN VOLUME 67, PAGE 258 THROUGH 263, MAP RECORDS OF NUECES COUNTY, TEXAS; SAVE AND EXCEPT THAT 0.573 ACRE TRACT OF LAND CONVEYED BY CORPUS CHRISTI RETAIL VENTURE LP, A DELAWARE LIMITED PARTNERSHIP TO THE STATE OF TEXAS BY DEED FILED ON MAY 23, 2016 UNDER DOCUMENT NO. 2016020764, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

Revised: Nov. 7, 2025
Submitted: Oct. 6, 2025
SCALE: 1"=100'
JOB NO.: 0000002599
SHEET: 2 of 3
DRAWN BY: XG
usurveying@dccm.com

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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LINE	BEARING	DISTANCE
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L8	S61°22'51"E	90.61'
L9	S61°22'51"E	158.65'
L10	N28°37'09"E	106.63'
L11	N38°47'36"E	93.70'
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L15	N28°37'12"E	26.50'
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L17	S12°13'39"W	3.54'
L18	S28°37'12"W	21.12'



150 100 50 0 100 200

GRAPHIC SCALE
1"=100'

McArdle Road

South Staples Street

South Padre Island Drive

Match Line Sheet 2 of 3

Match Line Sheet 3 of 3

S61°24'15"E 833.70'

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N61°25'16"W 666.68'

N61°22'48"W 300.00'

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111.77'

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420.03'

N28°34'44"E

S28°34'44"W

Lot 1B
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6.4508 Acres

Lot 1A
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38.949 Acres

Lot 1C
31,236 S.F.
0.7171 Acres

0.573 Acre
out of Lot 1, Block 1
La Palmera Mall
Vol 67, Pgs. 258–263
Map Records of Nueces County, Texas
(Owner: State of Texas)
(Doc. No. 2016020764, O.P.R.N.C.T.)

Block J
Mt. Vernon Shopping Center
Vol 24, Pg. 6
Map Records of
Nueces County, Texas

N61°22'48"W
241.99'

Deed and Dedication (Vol. 1773, Pg. 553, D.R.N.C.T.)

Sidewalk Easement (Vol. 1767, Pg. 603, D.R.N.C.T.)

6' Wide Easement and Dedication (Vol. 1773, Pg. 548, D.R.N.C.T.)

AEP Easement (Doc. No. 2018033414, O.R.N.C.T.)

Easement and R.O.W. (Doc. No. 2023037604, O.R.N.C.T.)

Easement and R.O.W. (Doc. No. 2018012090, D.R.N.C.T.)

Utility Easement (Doc. No. 2013054789, O.P.R.N.C.T.)

Easement and R.O.W. (Doc. No. 2020010996, D.R.N.C.T.)

10' Electric Easement & R.O.W. (Doc. No. 199701694 3, D.R.N.C.T.)

10' Electric Easement & R.O.W. (Doc. No. 807009, D.R.N.C.T.)

Access Easement (By this plat)

R.O.W. Dedication State of Texas (Vol. 776, Pg. 48, D.R.N.C.T. – Parcel 2)

Utility Easement (Vol. 2066, Pg. 958, D.R.N.C.T.)

10' U.E. (Vol. 2066, Pg. 966, D.R.N.C.T.)

10' U.E. (Vol. 1288, Pg. 498, D.R.N.C.T.)

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22' U.E. (Vol. 51, Pgs. 164–165, M.R.N.C.T.)

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15' U.E. (by plat)

10' E.E. (by plat)

20' Y.R.

15' U.E. (by this plat)

20' Y.R. (by this plat)

C1 C2 C3 C4 C5

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18

Plat of

La Palmera Mall

Block 1, Lots 1A, 1B and 1C

RE–PLAT OF LOT 1, BLOCK 1, LA PALMERA MALL, A MAP RECORDED IN VOLUME 67, PAGE 258 THROUGH 263, MAP RECORDS OF NUECES COUNTY, TEXAS; SAVE AND EXCEPT THAT 0.573 ACRE TRACT OF LAND CONVEYED BY CORPUS CHRISTI RETAIL VENTURE LP, A DELAWARE LIMITED PARTNERSHIP TO THE STATE OF TEXAS BY DEED FILED ON MAY 23, 2016 UNDER DOCUMENT NO. 2016020764, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

Revised: Nov. 7, 2025
Submitted: Oct. 6, 2025
SCALE: 1"=100'
JOB NO.: 0000002599
SHEET: 3 of 3
DRAWN BY: XG
usurveying@dccm.com

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
December 10, 2025

PL9064
REPLAT – H.F. Nolte Subdivision
Lot 5R Block 2
(0.54 Acres)

(District 2) Generally located at 3314 Manitou, north of Sante Fe Street, south of San Antonio Street, east of Hewit Drive, and west of Alta Plaza Street.

Zoned: RS-6

Owner: Raymond Graf

Surveyor: Brister Surveying

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

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 11-20-2025 08:44:30

Merged Document Report

Application No.: PL9064

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 11-18.pdf

Comment Author Contact Information:

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

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Mark Zans : DS	Closed	Be advised that when the 30-day review time is checked on the application that TRC comments could go over that 30 day limit. Unless you check the 60 day review or let us know to switch the 30 day to 60 day, that the plat can be taken to PC with no responses and has the chance that PC can deny the plat.	
7	P001	Note	Alex Harmon : DS	Closed	Per UDC 8.2.3.A.4. Adjust rear utility easement to a minimum of 7.5 ft instead of 4 ft.	
2	P001	Note	Mark Zans : LD	Closed	Park fee: 1 unit x 462.50 = $462.50	
3	P001	Note	Mark Zans : LD	Closed	Add Cynithia Salazar-Garza - Chair and add signature line for chair.	
4	P001	Note	Mark Zans : LD	Closed	Changing development services to Planning Commission.	

PLAT OF
H.F. NOLTE SUBDIVISION
BLOCK 2, LOT 5R

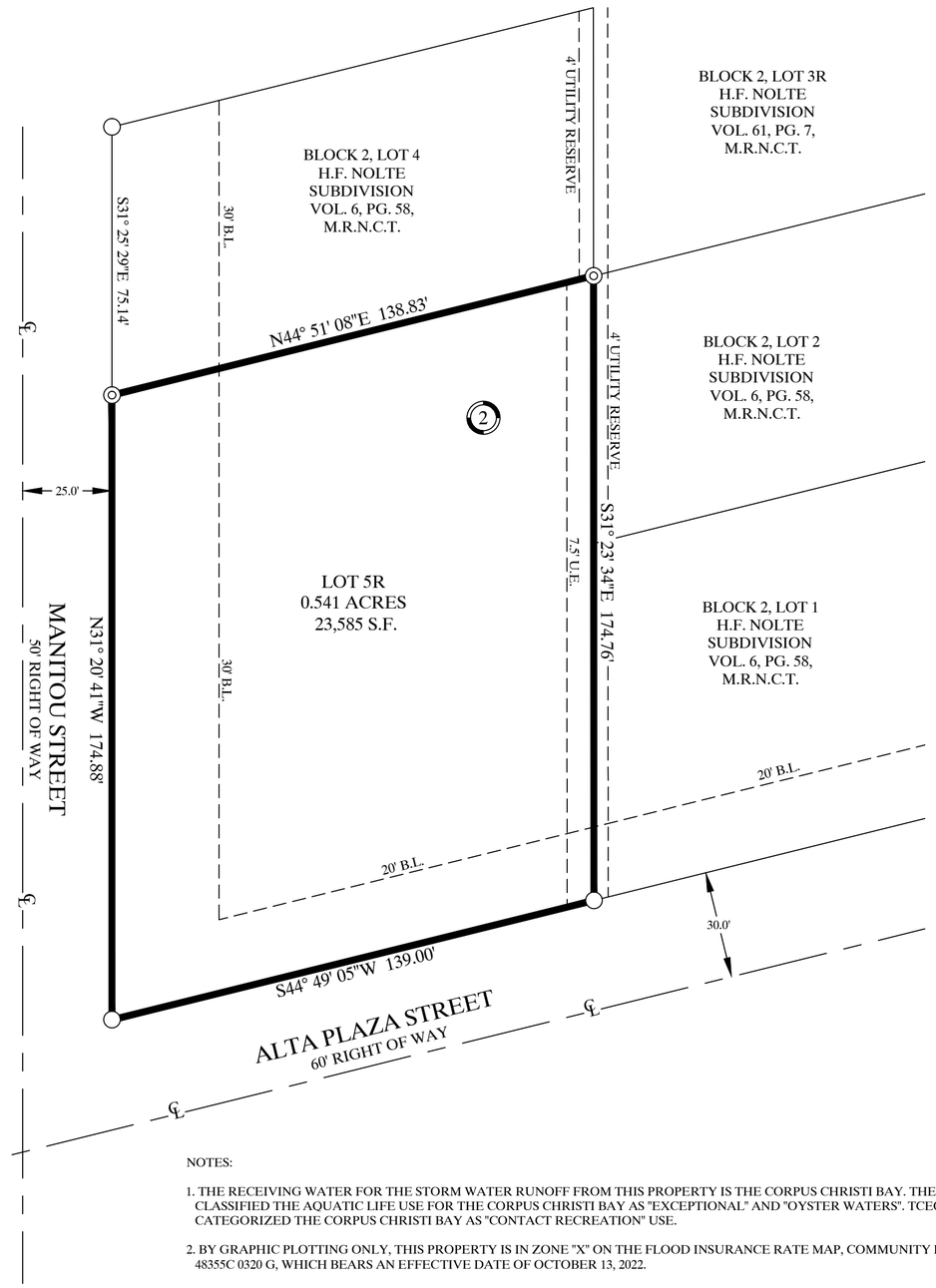
BEING A REPLAT OF BLOCK 2, LOTS 5 AND 6, H.F. NOLTE SUBDIVISION, AS SHOWN ON THE PLAT RECORDED IN VOLUME 6, PAGE 58, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020013973, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

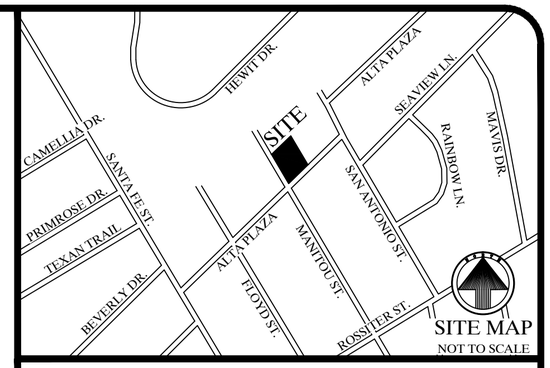
GRAPHIC SCALE

-30 0 15 30 60

(IN FEET)
1 inch = 30 ft.







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

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

◎ = FOUND 5/8" RE-BAR
◯ = FOUND 1/2" IRON PIPE

STATE OF TEXAS
COUNTY OF NUECES

I, RAYMOND GRAF, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE_____ DAY OF_____ , 2025.

_____
RAYMOND GRAF
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, RAYMOND GRAF, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____ , 2025.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____ , 2025

_____ _____
CYNTHIA SALAZAR-GARZA MICHAEL DICE
CHAIRPERSON SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ , 2025

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

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

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

5. THE TOTAL PLATTED AREA IS 0.541 ACRES.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

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

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

DATE OF MAP: 18 NOVEMBER 2025

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
December 10, 2025

PL9060
REPLAT – Don Patrico
Lot 46R Block L
(0.28 Acres)

(District 4) Generally located at 1925 Orange Street, north of Division Road, south of Don Patricio Road, east of Sunglo Drive, and west of Crestmont Street.

Zoned: RS-6

Owner: Jeffery Vitus and Marina Orlovskaya-Vitus

Surveyor: Brister Surveying

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

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 11-20-2025 13:08:01

Merged Document Report

Application No.: PL9060

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated Plat 11-19.pdf

Comment Author Contact Information:

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

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
5	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. 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 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
2	P001	Note	Mark Zans : DS	Closed	Be advised that when the 30-day review time is checked on the application that TRC comments could go over that 30 day limit. Unless you check the 60 day review or let us know to switch the 30 day to 60 day, that the plat can be taken to PC with no responses and has the chance that PC can deny the plat.	
3	P001	Note	Mark Zans : LD	Closed	Change Secretary to Director	
4	P001	Note	Mark Zans : LD	Closed	Park fee information: Plat indicates the creation of a singular (1), newly proposed residential dwelling unit to be constructed on the site of the project scope. As such, fees have been applied for (1) unit. If the number of unit(s) changes, fees are to be updated to correspond to newly updates number of proposed dwelling units. Proposed 1 unit x 462.50 = $462.50 for park fee.	

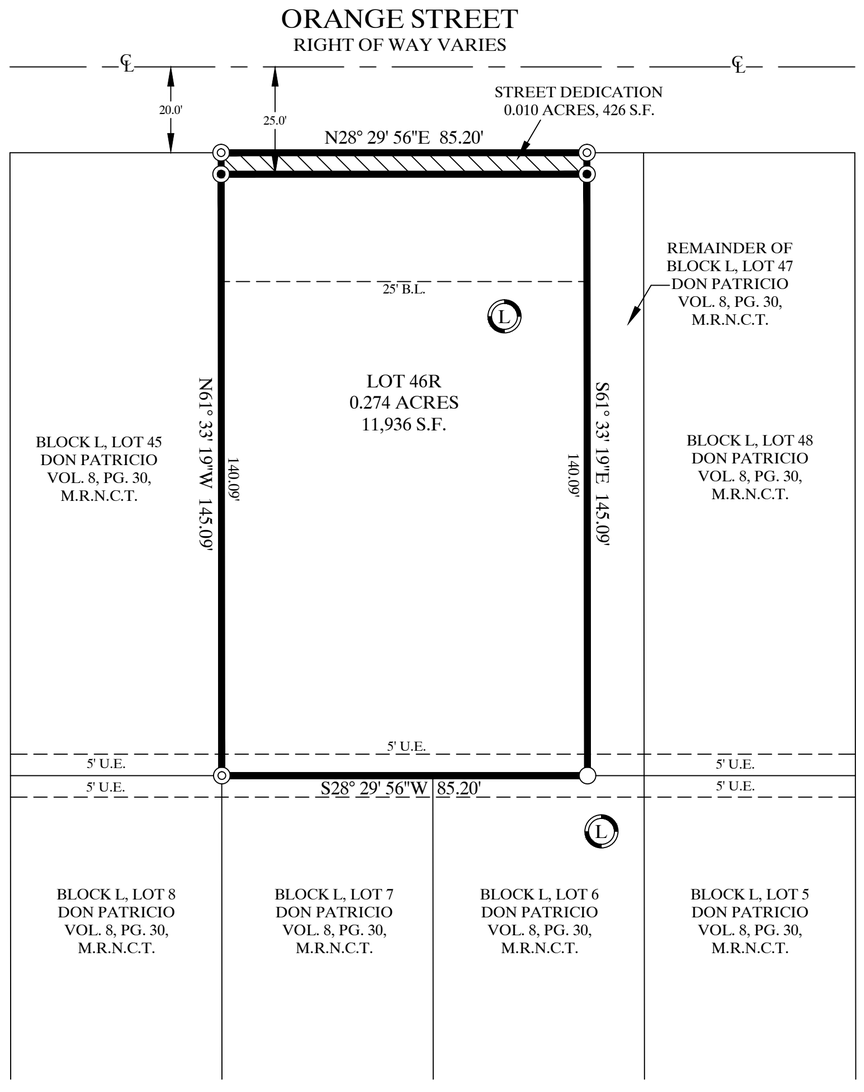
GRAPHIC SCALE

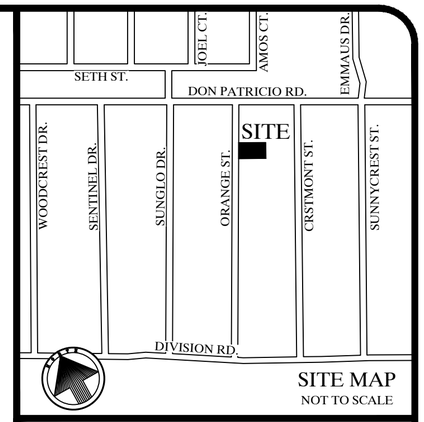
-25 0 12.5 25 50

(IN FEET)
1 inch = 25 ft.

PLAT OF
DON PATRICIO
BLOCK L, LOT 46R

BEING A FINAL PLAT OF A 0.283 ACRE TRACT BEING ALL OF BLOCK L, LOT 46 AND THE SOUTH 36 FEET OF LOT 47, DON PATRICIO, AS SHOWN ON THE PLAT RECORDED IN VOLUME 8, PAGE 30, MAP RECORDS OF NUECES COUNTY, TEXAS. SAID 0.283 ACRE TRACT BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2025026438, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.





SITE MAP
NOT TO SCALE

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

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CL = CENTERLINE
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PG. = PAGE
S.F. = SQUARE FEET
U.E. = UTILITY EASEMENT
VOL. = VOLUME

◉ = SET 5/8" RE-BAR
◎ = FOUND 5/8" RE-BAR
◯ = PROPERTY CORNER NO ACCESS

STATE OF TEXAS
COUNTY OF NUECES

WE, MARINA ORLOVSKAYA-VITUS AND JEFFRY VITUS, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. THIS THE_____ DAY OF_____ , 2025.

_____
MARINA ORLOVSKAYA-VITUS
OWNER

_____
JEFFRY VITUS
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, MARINA ORLOVSKAYA-VITUS AND JEFFRY VITUS, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE THEY MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS THE _____ DAY OF _____ , 2025.

_____
NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS THE _____ DAY OF _____ , 2025

_____
CYNTHIA SALAZAR-GARZA
CHAIRPERSON

_____
MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ , 2025

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

NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO BAY AS "CONTACT RECREATION" USE.

2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.

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

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

5. THE TOTAL PLATTED AREA IS 0.283 ACRES, INCLUDING STREET DEDICATION.

6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.

7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.

STATE OF TEXAS
COUNTY OF NUECES

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THIS THE _____ DAY OF _____ , 2025

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

STATE OF TEXAS
COUNTY OF NUECES

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DOCUMENT NO._____

_____
KARA SANDS
COUNTY CLERK

_____
DEPUTY

DATE OF MAP: 19 NOVEMBER 2025

Public Hearing - Rezoning for a property located at or near 6753 State Highway 361.

Zoning Case No. ZN8725, Coastal Dunes, LLC. (District 4). Ordinance rezoning a property at or near 6753 State Highway 361 (SH 361) from the “RM-AT” Multifamily Apartment Tourist District to the “RM-AT/PUD” Multifamily Apartment Tourist District with a Planned Unit Development Overlay; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval)

ZONING REPORT
Case ZN8725

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Coastal Dunes LLC
Applicant: Urban Engineering | DCCM
Address: 6753-6853 State Highway 361(SH-361), located along the east side of SH-361, and north of Beach View Drive, and south of Beachcomber Drive.
Legal Description: Lot 47-49, Block 1, Mustang Island Section 2
Plat Status: The subject property is platted.
Acreage of Subject Property: 34.12 acres (Refer to Attachment A)
Pre-Submission Meeting: January 26, 2024
Code Violations: None

ZONING REQUEST

From: "RM-AT" Multi-Family Apartment Tourist District
To: "RM-AT/PUD" Multi-Family Apartment Tourist District with a Planned Unit Development Overlay
Purpose of Request: To allow for a Planned Unit Development

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Mustang/Padre Island Area Development Plan (Adopted on June 29, 2021).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"RM-AT" Multi-Family Apartment Tourist	Vacant	Planned Development
North	"FR" Farm Rural, "RM-AT" Multi-Family Apartment Tourist	Vacant, Transportation (SH 361),	Planned Development, Transportation (SH-361)
South	"RM-AT" Multi-Family Apartment Tourist	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	Planned Development, Permanent Open Space
East	"RS-6" Single-Family 6	Conservation/Preservation	Planned Development

West	"FR" Farm Rural	Vacant, Transportation (SH 361)	Planned Development, Transportation (SH 361)

ROADWAY MASTER PLAN (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
SH-361 (State Highway 361)	Service Area 18	"RA3" Primary Rural Arterial	2	1	-	-	None Reported	Proposed
Public Access Road	Service Area 18	"PA" Public Access					None Reported	Proposed

BICYCLE MOBILITY PLAN

The subject property is approximately 10 miles north of any proposed bicycle mobility infrastructure.

TRANSIT INTEGRATION

The Corpus Christi RTA does not service the area around the subject property.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		December 10, 2025	
Tentative City Council 1st Reading		January 27, 2026	
Tentative City Council 2nd Reading		February 10, 2026	
157	Notices mailed to property owners within 200 feet of the subject property		
91	In Opposition	0	In Favor
27.74%	In Opposition	91	Individual Property Owners in Opposition

Background:
The subject property is a 34.12-acre undeveloped tract, located along the east side of State Highway 361 (SH-361), north of the beach view estates subdivision and Beach View Drive, and south of Beachcomber Drive, out of the Mustang Island Area.

The properties to the north of the subject parcel are zoned "RM-AT" Multi-Family Apartment Tourist District and "FR" Farm Rural District, with current land uses of High-Density Residential and vacant parcels. Those to the south are zoned "RM-AT" Multi-Family Apartment Tourist District with High-Density Residential and Conservation/Preservation land uses. The property is bounded to the east by the Gulf of Mexico, and to the west by State Highway 361. Further west of State Highway 361, a property is zoned "FR" Farm Rural District and is vacant.

The applicant is requesting a Planned Unit Development overlay to allow deviations from the single-family development standards particular to the “RM-AT” Multi-Family Apartment Tourist District and the townhouse development standards. The layout is affected by site constraints; imposed by the Open Beaches Act, Texas Natural Resources Code, The Dune Protection Act, and the Coastal Public Lands Act, and the presence of wetlands.

Coastal Dunes Planned Unit Development – Land Use Breakdown					
Block No.	**Lots**	**Land Use**	**Total 1-Family Lots**	**Total Townhome Lots**	**Total Common Areas**
1	1-11	Townhome		11	
	12-35	Single-Family	41		
	36-52	Single-Family			
	36A	Common Area w/ Dune Walkover			1
	53-54	Single-Family	2		
2	1-2	Single-Family	2		
3	1-29	Single-Family	29		
	30A	Private Right-of-Ways			1
	39A	Private Streets/Access			1
4	1-13	Townhome		13	
	3A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	14-38	Single-Family	25		
	33A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
5	1A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	1-8	Townhomes		8	
Total Lots (per Land Use)			**99**	**32**	**6**

The property, as illustrated in the master site plan within the Planned Unit Development Plan under attachment A, will include single-family developments ranging from 2,900-square-feet minimum in size to 4,900 square feet, townhomes lots that are at least 1,700 square feet in lot area. Most of blocks 1 and 4 and all of blocks 2-3 lie seaward of the beachfront construction line and the 1,000-foot dune protection line, while some lots appear to be encroaching unto the erosion setback line. The development will be supplemented with sidewalks on one side of the

street; all connected to one another. Amenities for this development include swimming pools, a dune walkover, walkways, and decks. The Planned Unit Development Plan also includes additional development standards for the common areas. The deviations in majority are for the minimum lot area, lot width, and street yard requirements. The 34.12-acre development is to include 132 residential lots with amenities and common areas.

Coastal Dunes Planned Unit Development – Development Standards						
	Single-Family – Detached (Padre/Mustang/North Beach)					
	UDC Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards	PUD Standards
		Block 1, Lots 12-35	Block 1, Lots 36-52 Except Lot 36A	Block 1, Lots 53-4 Block 2, Lots 1-2	Block 3, Lots 1-29	Block 4, Lots 14-38 Except Lot 33A
Min. Lot Area (SQF)	5,000	**2,900**	**4,900**	**3,900**	**3,400**	**3,700**
Min. Lot Width (Ft)	50	**35**	**49**	**40**	**34**	**35**
Min. Street Yard (Ft)	20	**10**	**20**	**20**	**20**	**20**
Min. Street Yard - Corner (Ft)	10	10	20	10	10	10
Min. Side Yard – Single (Ft)	5	5	5	5	5	5
Min. Side Yard – Total (Ft)	10	10	10	10	10	10
Min. Rear Yard	5	5	5	5	5	5
Min. Open Space (Percent)	30	30	30	30	30	30
Maximum Height (Ft)	Per UDC 4.2.8.C, 4.2.8.D, 4.2.8.E	**35**	**35**	**35**	**35**	**35**
Items in **bold and underlined** communicate a deviation from the Unified Development Code standards.						

Coastal Dunes Planned Unit Development Standards		
	Townhome Development Standards	
	UDC Standards (Front Access)	PUD Standards
		Block 1, Lots 1-11
		Block 4, Lots 1-13
		Block 5, Lots 1-8

Min. Lot Area (SQF)	2,600	**1,700**
Min. Lot Width (Ft)	26	**22**
Min. Street Yard (Ft)	10	10
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	5	5
Min. Rear Yard	5	5
Min. Building Separation (Ft)	10	
Min. Open Space (Percent)	30	30
Maximum Height (Ft)	45	45
Items in **bold and underlined** communicate a deviation from the Unified Development Code standards.		

The "RM-AT" Multi-Family District, the current base zoning district, allows single-family houses, apartments, two-family houses, townhouses, cottage housing developments, group homes, educational facilities, parks and open areas, places of worship, bed and breakfast inns, apartment hotels, hotels, and motels.

The Planned Unit Development overlay encourages the unified design of a mix of residential, commercial, office, professional, retail or institutional uses, and is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and that when property is planned and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public. In this scenario, it provides site-specific compatibility standards. A planned unit development 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.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Natural System, Parks, & Recreation
    - Natural barrier-beach environments are protected.
        - Support continued enforcement of regulations that protect barrier beaches.
    - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
        - Encourage the protection and enhancement of residential neighborhoods.
        - Promote the stabilization, revitalization, and redevelopment of older neighborhoods.
        - Encourage orderly growth of new residential, commercial, and industrial areas.

        - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
    - Corpus Christi has well-designed neighborhoods and built environments.
        - Encourage residential infill development on vacant lots within or adjacent to existing neighborhoods.
        - Promote interconnected neighborhoods with appropriate transitions between lower-intensity and higher-intensity land uses.

Padre/Mustang Island ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the Padre/Mustang Island ADP and the future land use designation of Planned Development.

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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.
    - Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang Islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.
- Staff find that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC). This rezoning will not have a negative impact upon the surrounding neighborhood.

Staff Recommendation:
After evaluation of case materials provided and subsequent staff analysis including land development, surrounding uses and zoning, transportation and circulation, utilities, Comprehensive Plan consistency, and considering public input, Staff recommends **approval** of the change of zoning from the "RM-AT" Multi-Family Apartment Tourist District to the "RM-AT/ PUD" Multi-Family Apartment Tourist District with a Planned Unit Development Overlay.

Attachments:
(A) Metes & Bounds Description and Exhibit
(B) Planned Unit Development Plan
(C) Existing Zoning and Notice Area Map
(D) Wetlands Map
(E) Ownership List

(A) Metes and Bounds Description with Exhibit

Urban | DCCM

Job No. 5604
Date: April 24, 2025

Metes and Bounds Description
for a 34.12-Acre Tract

STATE OF TEXAS
COUNTY OFNUECES

Being, a 34.12 acre tract out of Lots 47-49, Block 1, Mustang Island Section - 2, a map recorded Volume 38, Pages 183-185, Map Records of Nueces County, Texas; said 34.12 acre Tract and being more particularly described by metes and bounds as follows:

Beginning, at a found 1-inch iron pipe, on the Southeast Right-of-Way of State Highway 361 (a public roadway), also being the common corner of Lot 50A, Block 1, Mustang Island, a map recorded in Volume 43, Page 66, of said Map Records, the said Lot 49 and this Tract;

Thence, North 30°19'10" East, with said Southeast Right-of-Way and the Northwest boundary lines of said Lots 47-49, a distance of 900.24 Feet, to a found 5/8 inch iron rod with a red plastic cap stamped "URBAN ENGR CCTX", on said Southeast Right-of-Way of Highway 361, for the North corner of said Lot 47 and this Tract, from where a found 5/8 inch iron rod with a red plastic cap, bears North 30°19'10" East, a distance of 1.48 feet;

Thence, South 58°21'11" East, with said Southwest boundary line of Lot 40A, Block 1, Mustang Island Section 2, a map recorded in Volume 54, Pages 150-151, of said Map Records, and Lot 46, Block 1, of said Mustang Island Section - 2 and the Northeast line of said Lot 47, a distance of 1658.46 feet, to a point on said common boundary line of Lots 46 & 47 for the East corner of this Tract;

Thence, over and across said Lots 47, 48 and 49, with the Southeast boundary of this Tract, (said Southeast boundary as shown on survey prepared by Urban Engineering | DCCM, dated January 30, 2024 and being the same Littoral Boundary shown on said survey, as determined by David L. Nesbitt, L.S.L.S. License No. 5302), as follows:

- South 33°22'27" West, a distance of 4.58 feet;
- South 29°35'51" West, a distance of 44.77 feet;
- South 33°19'40" West, a distance of 90.33 feet;
- South 29°29'23" West, a distance of 97.99 feet;
- South 31°41'27" West, a distance of 97.74 feet;
- South 33°00'35" West, a distance of 97.88 feet;
- South 30°08'24" West, a distance of 97.55 feet;
- South 28°48'12" West, a distance of 84.89 feet;
- South 32°18'10" West, a distance of 93.27 feet;
- South 30°00'51" West, a distance of 91.94 feet;
- South 30°36'02" West, a distance of 99.42 feet, to the South corner of this Tract;

Thence, North 58°21'11" West, with the Northeast lines of Lots 50A & 50C, Block 1, of said Mustang Island and the Southwest said Lot 49, at a distance of 191.07 Feet pass a found 5/8 inch iron rod, on said Northeast line, continuing a total distance of 1647.85 feet, to the Point of Beginning, containing 1,486,404 square feet or 34.12 acres of land, more or less.

Bearings shown hereon are Grid Bearings, referenced to the Texas State Plane Coordinate System of 1983, Texas South Zone 4205, and based on the North American Datum of 1983 (2011) Epoch 2010.00.

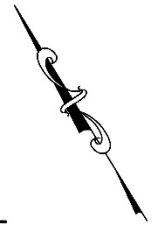
Unless this metes and bounds description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



04/24/2024

Saul V. Castillo, R.P.L.S.
R.P.L.S. 6192

LINE	BEARING	DISTANCE
L1	S33°22'27"W	4.58'
L2	S29°35'51"W	44.77'
L3	S33°19'40"W	90.33'
L4	S29°29'23"W	97.99'
L5	S31°41'27"W	97.74'
L6	S33°00'35"W	97.88'
L7	S30°08'24"W	97.55'
L8	S28°48'12"W	84.89'
L9	S32°18'10"W	93.27'
L10	S30°00'51"W	91.94'
L11	S30°36'02"W	99.42'



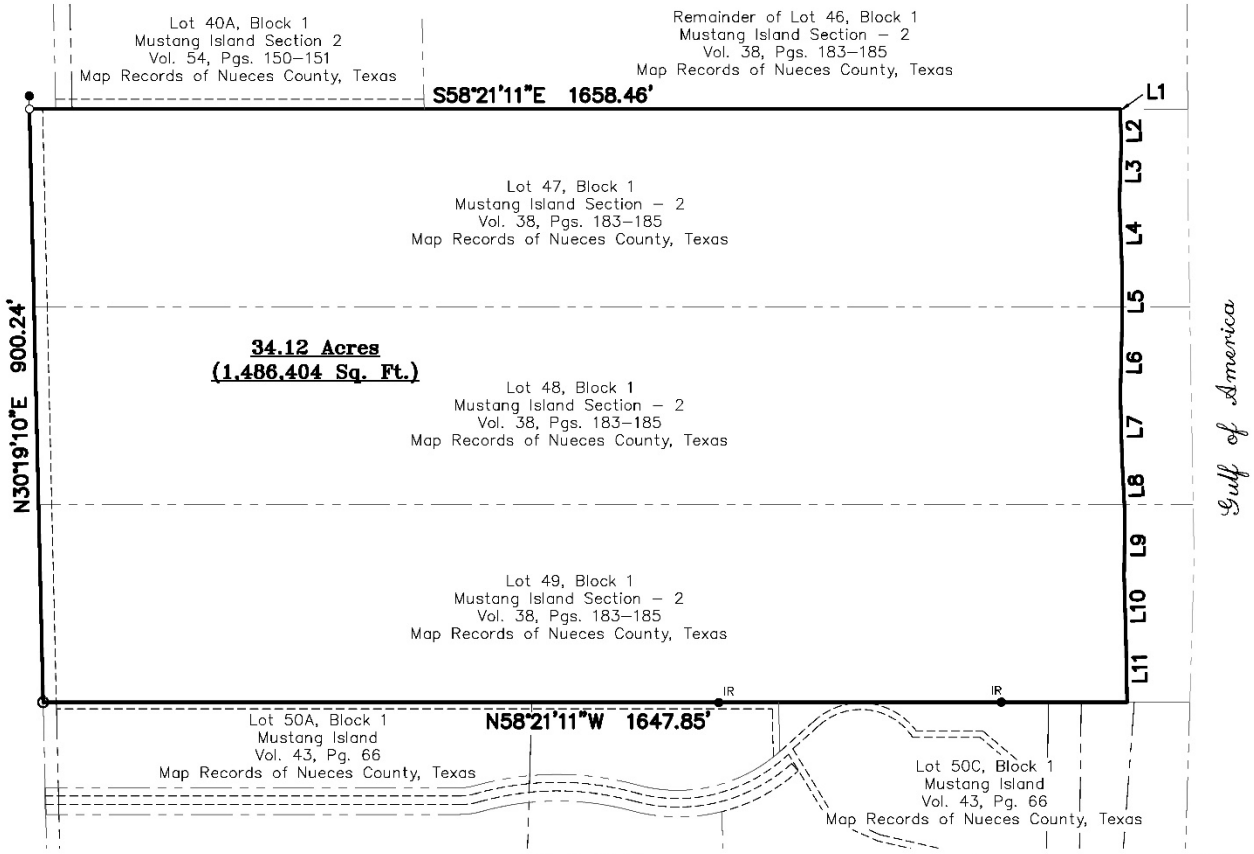
Legend:

IR ● 5/8 inch iron Rod Found

● 5/8 inch iron Rod with a red plastic cap Found

○ 1 inch iron Pipe Found

○ 5/8 inch iron Rod with a red plastic cap stamped "URBAN ENGR CCTX" Found



General Notes:

1. 34.12 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

Exhibit

A 34.12 acre tract out of Lots 47–49, Block 1, Mustang Island Section – 2, a map recorded Volume 38, Pages 183–185, Map Records of Nueces County, Texas.

Urban | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM

DATE: 4/24/25
SCALE: 1"=200'
JOB NO.: 5604
SHEET: 1 OF 1
DRAWN BY: XG
usurveying@dccm.com

(B) Planned Unit Development Plan

Coastal Dunes, P.U.D.

Owners/Developers

Coastal Dunes, LLC

Submitted by

Urban Engineering

Revised: August 7, 2025

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400

2725 Swantner Drive, Corpus Christi, Texas 78404

Phone: (361)854-3101 Fax: (361) 854-6001

Single Family Residential Standards per City of Corpus Christi Unified Development Code (Property is zoned RM-AT)

Minimum Lot Area – 5,000sf
Minimum Lot Width – 50'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Townhome Development Standards per City of Corpus Christi Unified Development Code

Townhome Minimum Units – Two (Attached)
Minimum Lot Area – 2,600sf (front access)
Minimum Lot Width – 26' (front access)
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 0'
Minimum Rear Yard – 5'
Minimum building separation – 10'
Minimum Open Space – 30%
Maximum Height – 45'

Single Family Residential Standards per PUD Requirements

Block 1, Lots 12 through 35

Minimum Lot Area – 2,900sf
Minimum Lot Width – 35'
Minimum Street Yard – 10' (front)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 1, Lots 36 through 52 (save and except Lot 36A)

Minimum Lot Area – 4,900sf
Minimum Lot Width – 49'
Minimum Street Yard – 20' (front), 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 1, Lots 53 and 54 Block 2, Lots 1 and 2

Minimum Lot Area – 3,900sf
Minimum Lot Width – 40'
Minimum Street Yard – 20' (front), 10' (corner) and 15' along knuckle-sac
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 3, Lots 1 through 29

Minimum Lot Area – 3,400sf
Minimum Lot Width – 34'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Block 4, Lots 14 through 38 (save and except Lot 33A)

Minimum Lot Area – 3,700sf
Minimum Lot Width – 35'
Minimum Street Yard – 20' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 35'

Townhome Development Standards per PUD Requirements

Block 1, Lots 1 through 11
Block 4, Lots 1 through 13
Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)
Minimum Lot Area – 1,700sf

Minimum Lot Width – 22'
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 45'

Townhome Development Standards per PUD Requirements

Block 1, Lots 1 through 11
Block 4, Lots 1 through 13
Block 5, Lots 1 through 8

Townhome Minimum Units – One (Detached)
Minimum Lot Area – 1,700sf

Minimum Lot Width – 22'
Minimum Street Yard – 10' (front) 10' (corner)
Minimum Side Yard – 5'
Minimum Rear Yard – 5
Minimum Open Space – 30%
Maximum Height – 45'

Lots 3A and 33A, Block 4; Lot 1A, Block 5

Use – Private Access, drainage, utilities, Non-residential Structures (i.e. Amenity Buildings and Community structures, signs, benches, barbeque pits, shade structures, etc.) for enjoyment and benefit of Coastal Dunes, P.U.D. Community.

Lot Area – N/A
Lot Width – N/A
Yard Requirements:
- **Street:** N/A
- **Street corner:** N/A
- **Side Yard:** N/A

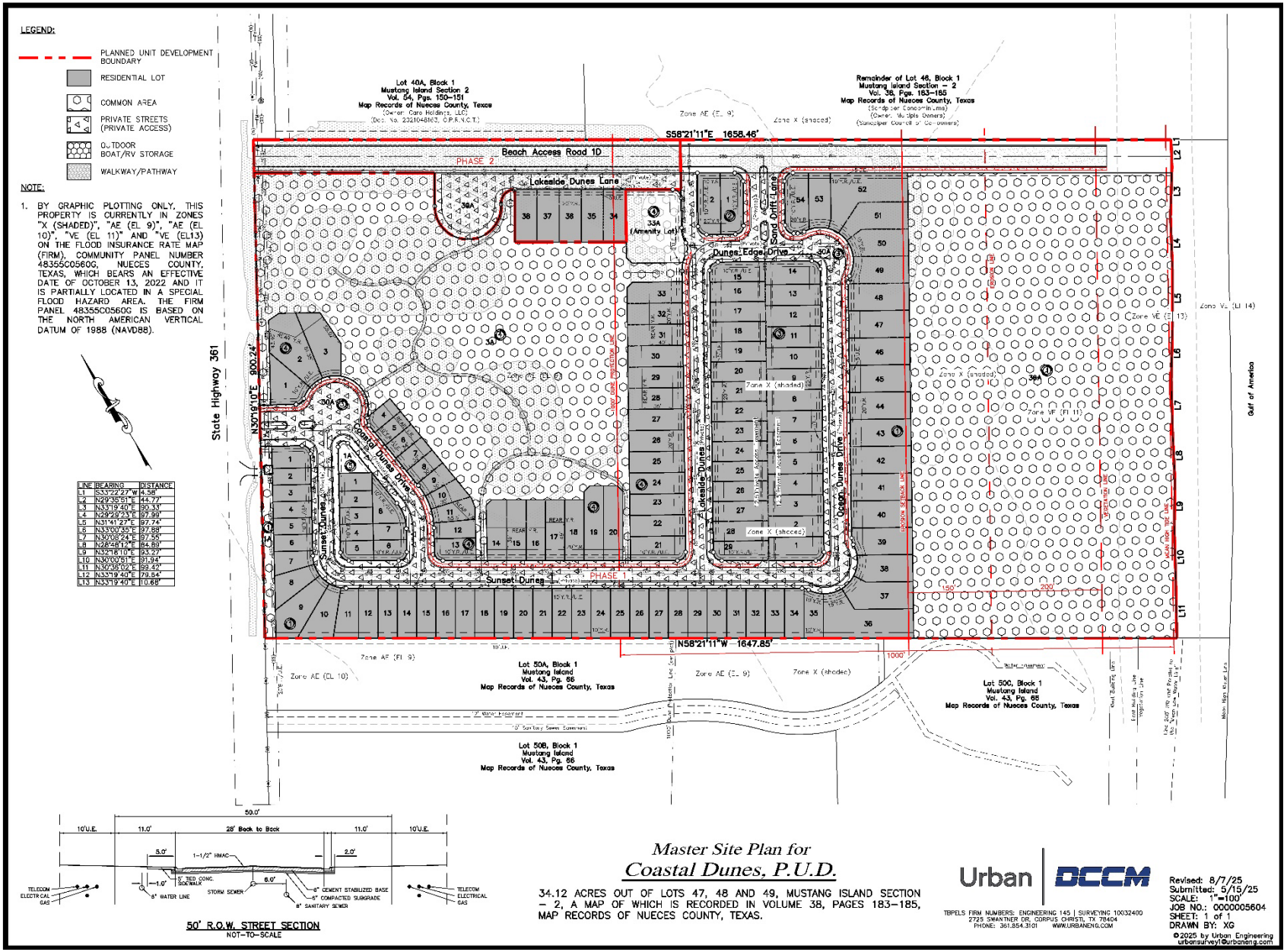
Maximum building Height: None
Minimum Building Spacing: As required per International Building Code
Parking Requirement: 0 spaces
Maintenance: Homeowner's Association
Allowed Improvements: Amenity buildings, Signs, Community structures/amenities, including: decks, walkways, boardwalks/walkovers, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.

Lot 36A, Block 1

Use – Dune walkover

Lot Area – N/A
Lot Width – N/A
Yard Requirements:
- **Street:** N/A
- **Street corner:** N/A
- **Side Yard:** N/A

Maximum building Height: None
Minimum Building Spacing: As required per International Building Code
Parking Requirement: 0 spaces
Maintenance: Homeowner's Association
Allowed Improvements: Signs, Community structures/amenities, including: decks, walkways, boardwalks, pavement, fencing, landscaping, utilities, swimming pools, gazebos, benches, barbeque pits, etc.



Master Site Plan for

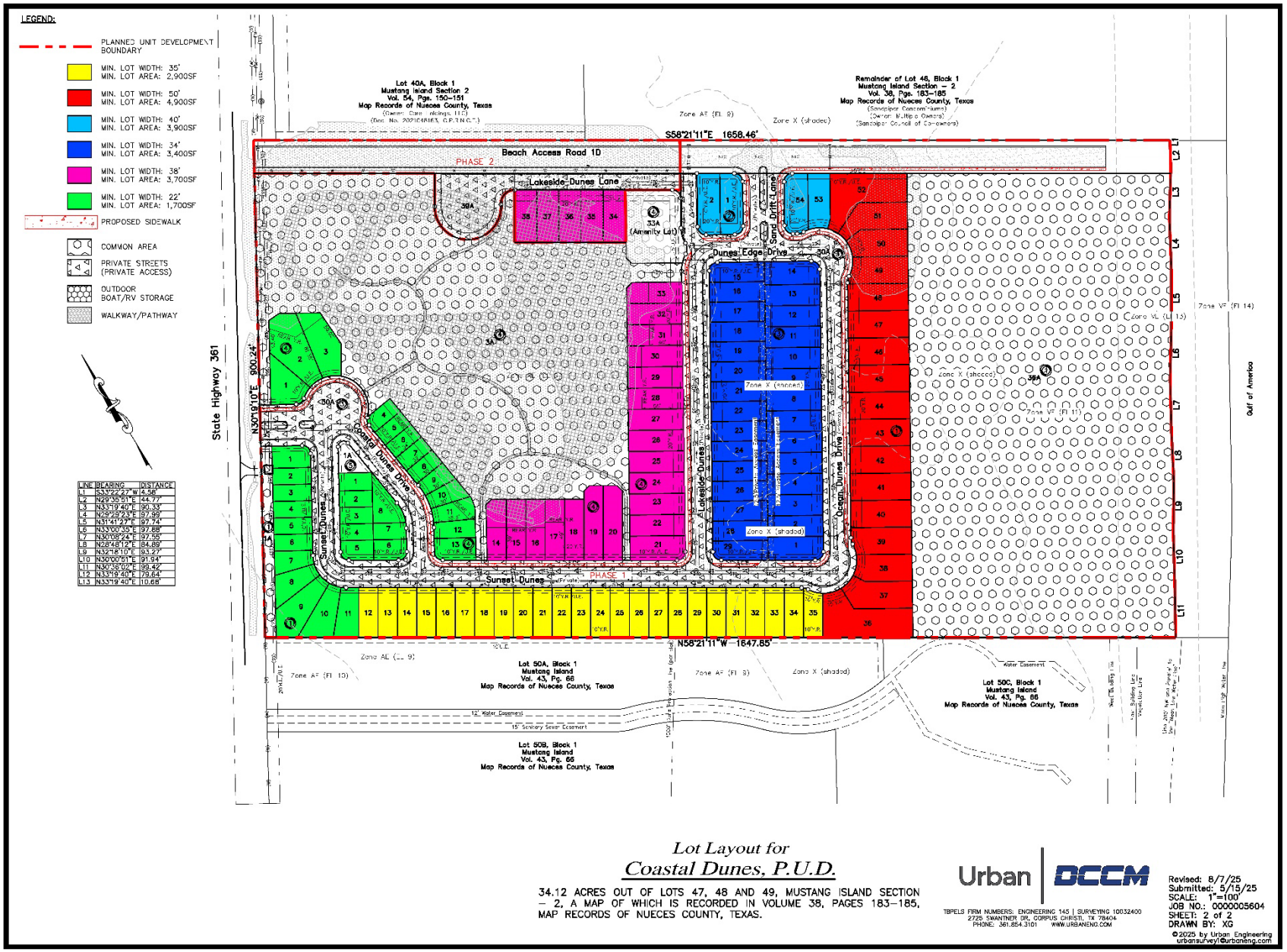
Coastal Dunes, P.U.D.

34.12 ACRES OUT OF LOTS 47, 48 AND 49, MUSTANG ISLAND SECTION – 2, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 183–185, MAP RECORDS OF NUECES COUNTY, TEXAS.

Urban | DCCM
TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

Revised: 8/7/25
Submitted: 5/15/25
SCALE: 1"=100'
JOB NO.: 0000005604
SHEET: 1 of 1
DRAWN BY: XG

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urbansurvey1@urbaneng.com



LINE	BEARING	DISTANCE
L1	S33°22'27"W	9.58'
L2	N29°35'51"E	44.77'
L3	N33°19'40"E	90.33'
L4	N29°19'23"E	97.99'
L5	N31°41'27"E	97.74'
L6	N33°00'35"E	97.68'
L7	N30°08'24"E	97.55'
L8	N28°48'12"E	84.89'
L9	N32°18'10"E	93.27'
L10	N30°00'51"E	91.94'
L11	N30°36'02"E	99.42'
L12	N33°19'40"E	79.64'
L13	N33°19'40"E	10.68'

Lot Layout for

Coastal Dunes, P.U.D.

34.12 ACRES OUT OF LOTS 47, 48 AND 49, MUSTANG ISLAND SECTION – 2, A MAP OF WHICH IS RECORDED IN VOLUME 38, PAGES 183–185, MAP RECORDS OF NUECES COUNTY, TEXAS.

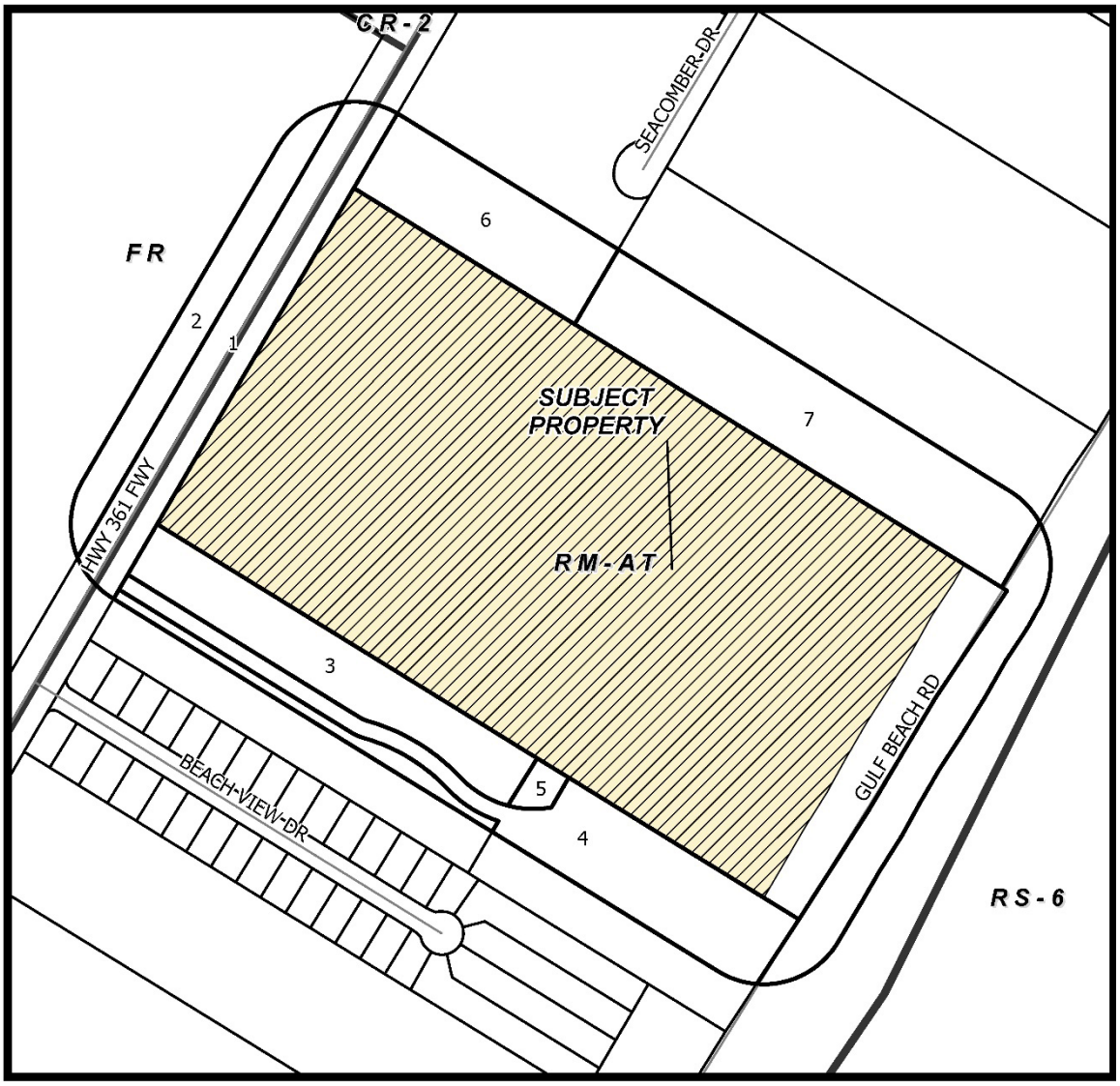
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SHEET: 2 of 2
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(C) ©Existing Zoning and Notice Area Map



CASE: ZN8725

Zoning and notice Area

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

Subject Property with 200' buffer

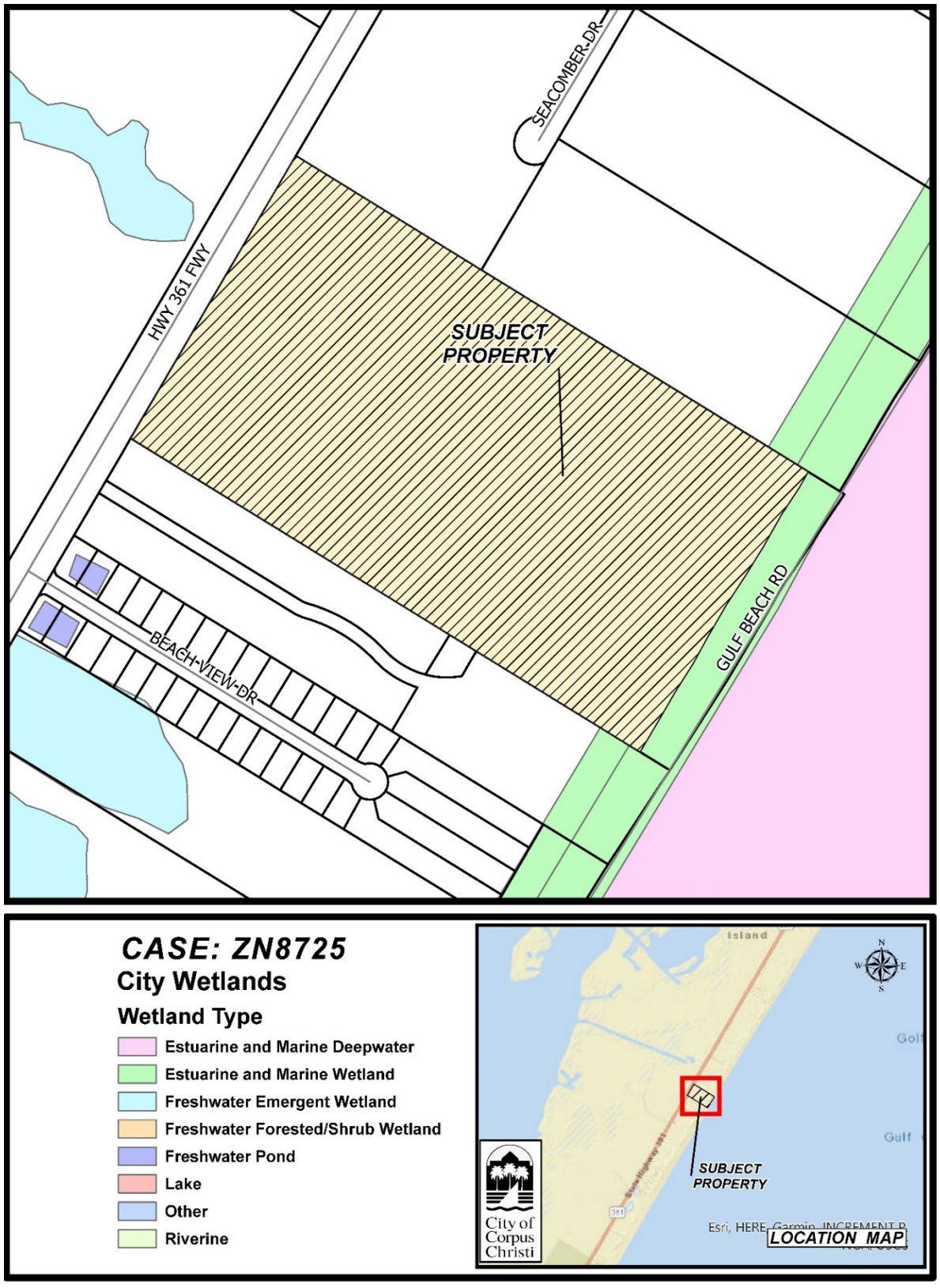
Owners in favor

7 Owners within 200' listed in ownership table

X Owners in opposition



(D) Wetlands Map



(E) Ownership List

FID	TAXID	NAME	ADDRESS	ADDRESS2	CITY	STATE	ZIP	LEGAL DESCRIPTION	CASE	AREA	% AREA			
1	Renee Couture	Department of Public Works (Traffic and Engineering, & Right-of-Way)	2525 Hygeia Street		Corpus Christi	TX	78415		ZN8725	263,423.96	25.05%			
2	450600300000	TUFTS COVE INVESTMENT CORP	#201-388 WEST 8TH		VANCOUVER BC V5Y 3X2			LITTLE WM SUR-MUSTANG ISLAND SUR 595 LS 66 AKA PT TR 3, 100.599 ACS	ZN8725	89,962.75	8.56%			
3	4589-0000-0210	CLEMENS LARRY & WF ELAINE	5707 Travis Cook Rd		Austin	TX	78735-8124	LOST COLONY VILLAS, UNIT 21-A, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0440	JVD MANAGEMENT LLC	112 E Pecan St		San Antonio	TX	78205-1568	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0430	SMITH PAXTON J & WF DAY	3518 Lynn Kaye Cir		San Antonio	TX	78217-3231	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0420	SEGRATO GLEN D & SP TRACY A	20503 Messina		San Antonio	TX	78258-3193	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0410	PRICE THOMAS S	PO BOX 232		HUNT	TX	78024-0232	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0400	EPISCOPAL CHURCH CORP IN WEST TEXAS	111 TORCIDO DRIVE		SAN ANTONIO	TX	78209	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0390	LUNDQUIST ANGELICA & JONATHAN WILFONG	6725 Fairmont Pkwy		Pasadena	TX	77505-4403	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0380	ROBINSON LUCAS K & WF MELODY E	214 Tonkawa Rdg		Hutto	TX	78634-5419	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0370	MONTANA ANTHONY W & WF ALMA	214 Louisiana Ave		Corpus Christi	TX	78404-1704	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0360	WADDINGTON KRISTIN ANN & HUS ERIN MICHAEL	5343 Magdelena Dr		Austin	TX	78735-6381	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0350	BASS PROPERTY GROUP LLC	835 Penstemon Trl		San Antonio	TX	78256-1649	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0340	SCHNIEDERJAN CATHY DIANE	125 S Shore Dr		Amarillo	TX	79118-8018	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0330	RED FISH RETREAT LLC	1016 Antler Dr		Schertz	TX	78154-1104	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0320	CALDERON VINCENT MICHAEL & WF JESSICA MARIE	612 Kendall Pkwy		Boerne	TX	78015-8339	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
~~3~~	~~4589-0000-0310~~	~~PHO HOAN~~	~~4210 Jennifer Nicole~~		~~San Antonio~~	~~TX~~	~~78261-2124~~	~~LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT~~	~~ZN8725~~	~~6,328.18~~	~~0.60%~~	Return to Sender		
3	4589-0000-0300	SAND DOLLAR DUNES LLC	417 Saddle Tree Dr		New Braunfels	TX	78130-5261	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0290	HICKS RICHARD K AND	WFE DEBBIE A HICKS 2091 SE 2800		Andrews	TX	79714-5939	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0280	COUCH MICHAEL B & DAWN B COUCH WFE	14110 N Cabana St		Corpus Christi	TX	78418-6009	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0270	DYER JAY	6877 State Highway 361 #27		Port Aransas	TX	78373-4942	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0260	POLOSKEY JEREMY P & WF JORDAN B HALL	6504 Shadow Valley Dr		Austin	TX	78731-4144	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0250	HACKMASTER MELISSA S & HUS NELSON F HACKMASTER JR	6877 State Highway 361 Unit 25		Port Aransas	TX	78373-4945	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0240	CONSTANZO CYNTHIA A AND TED L CONSTANZO	25390 US Highway 281 N Lot 1		San Antonio	TX	78258-7281	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0230	TOLLESON DAN JR	P O BOX 712		PROSPER	TX	75078-0712	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0220	TRUSTEES OF S&C TRUST	474 INFINITO DR		SUNNYVALE	TX	75182-4302	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%			
3	4589-0000-0450	BARRERA ROBERT & SP GLORIA	37023 Stallion Run		Magnolia	TX	77355-4615	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%		Total	26
3	4589-0000-0460	WAYCUILIS JOHN JOSEPH	6767 Weber Dr		Morgan	UT	84050-9371	LOST COLONY VILLAS, UNIT 44-X, PLUS 3.85% INT	ZN8725	6,328.18	0.60%		15.65%	Opposed: 18
4	4592-0000-0010	STALLCUP PAULA	518 Adams St		San Antonio	TX	78210-1268	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0190	PIN & PEN COASTAL PROPERTIES LLC	13 Remington Way		San Antonio	TX	78258-7711	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0180	SMALL COLONY 18 LLC	3812 BRANCH RD		FORT WORTH	TX	76109-3403	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0170	UNIT 17 INVESTORS LLC	800 Burr Rd		San Antonio	TX	78209-6170	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0160	THE DANCING DUNES LLC	1607 S 11th St		Port Aransas	TX	78373-5750	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0150	HELTON SCOTT A & WF COURTNEY H	10204 Creek Crossing Cv		Dripping Springs	TX	78620-5076	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0140	WILBOURNE WALTON P & WF IVY WILBOURNE	16274 SHOAL CT		BOKEELIA	FL	33922-1501	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0130	THE DANCING DUNES LLC	1607 S 11th St		Port Aransas	TX	78373-5750	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0120	CHAPMAN THOMAS L & WF DEBORAH L	2803 Lake Brook Ct		Lewisville	TX	75077-1843	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0200	MD ABEL CO	PO Box 949		Lampasas	TX	76550-0007	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
~~4~~	~~4592-0000-0110~~	~~LAB 1 HOLDINGS 6871 LLC~~	~~6871 State Highway 361~~		~~Port Aransas~~	~~TX~~	~~78373-4904~~	~~LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE~~	~~ZN8725~~	~~8,235.87~~	~~0.78%~~	Return to Sender		
4	4592-0000-0090	PENZE LLC	10500 N Interstate 35 Ste C		Austin	TX	78753-3716	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0080	REUTER CYDNEY DENISE & JASON TERWEY	PO Box 419		Sartell	MN	56377-0419	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,236.04	0.78%			
4	4592-0000-0070	SMITH BETTY J	2805 Geronimo Trl		Austin	TX	78734-2904	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0060	PIN & PEN COASTAL PROPERTIES LLC	13 Remington Way		San Antonio	TX	78258-7711	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0050	EDGEWATER VENTURES 01 LLC	47 Champions Ln		San Antonio	TX	78257-1293	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0040	MD ABEL CO	PO Box 949		Lampasas	TX	76550-0007	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0030	GONZALES GARY M & WF JACQUELINE M	309 Wollschlaeger Dr		Boerne	TX	78006-5933	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0020	JEAN R BLACK IGT	% VIRGINIA L DIRADDO, TRSTEE 52 Chaco Loop		Sandia Park	NM	87047-8511	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%			
4	4592-0000-0100	ABR SOCIAL LLC	4726 121st St		Lubbock	TX	79424-8338	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%		Total	21
4	4592-0000-0205	JANYSEK RICHARD J & CYNTHIA O AND	HEATHER L MOCZYGEMBA PO Box 75		Poth	TX	78147-0075	LOST COLONY CONDO UNIT 1 BLDG A & A 4.7619% INT GCE	ZN8725	8,235.87	0.78%		16.45%	Opposed: 2
5	459200000205	JANYSEK RICHARD J & CYNTHIA O AND	PO Box 75		Poth	TX	78147-0075	LOST COLONY CONDO UNIT 21 & 4.7619% INT IN GCE	ZN8725	9,451.21	0.90%			
6	549100014000	CARE HOLDINGS LLC	1711 W Wheeler Ave		Aransas Pass	TX	78336-4536	MUSTANG ISLAND SEC 2 LT 40A BLK 1	ZN8725	119,992.53	11.41%			
7	7655-0000-0101	HEWELL JOSEPH A & WIFE MARY L	PO Box 733		Nixon	TX	78140-0733	SANDPIPER CONDO, UNIT 101, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0307	OYE OLU	27236 HIGHLAND CRST		SAN ANTONIO	TX	78260-4204	SANDPIPER CONDO, UNIT 307, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0306	SBS OF SA INVESTMENTS LLC	101 SUNFLOWER LN		SAN ANTONIO	TX	78213-1947	SANDPIPER CONDO, UNIT 306, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0305	GONZABA WILLIAM AND ISABEL CHAVE GONZABA	9 IRONWOOD RD		SAN ANTONIO	TX	78212	SANDPIPER CONDO, UNIT 305, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0304	DOLCH MICHELLE AND GARY DOLCH	18416 Flagler Dr		Austin	TX	78738-7656	SANDPIPER CONDO, UNIT 304, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0303	ZUTI MYRANA DECLARATION OF TRUST	1890 E 107TH ST Apt 203		CLEVELAND	OH	44106-2247	SANDPIPER CONDO, UNIT 303, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0302	VOKURKA ROWENA R	PO Box 606		VILLAGE MILLS	TX	77663-0606	SANDPIPER CONDO, UNIT 302, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0301	FRANK REVOCABLE LIVING TRUST, JOEL MARK FRANK TR & MERRILYN SUE I	1304 Lufkin Dr		Plano	TX	75093-5526	SANDPIPER CONDO, UNIT 301, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0209	CLEMENTS KAREN F	3016 Sumac Ct		Round Rock	TX	78681-2387	SANDPIPER CONDO, UNIT 209, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0208	ELLIS ROBIN CG (LE) & WF LYNN ELLIS (LE)	13902 ANCHORAGE HL		SAN ANTONIO	TX	78217-1302	SANDPIPER CONDO, UNIT 208, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0207	BKJ LTD	15114 JONES MALTSBERGER RD Ste 101		SAN ANTONIO	TX	78247-3477	SANDPIPER CONDO UNIT 207, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0308	BOGAN KATHRYN MARY ETALS	901 W 9th St Apt 604		Austin	TX	78703-4636	SANDPIPER CONDO, UNIT 308, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0206	GALLAGHER GAVIN L	820 CORONA ST		SAN ANTONIO	TX	78209-4527	SANDPIPER CONDO, UNIT 206, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0204	QUESADA DOLORES	P O BOX 6307		LAREDO	TX	78042-6307	SANDPIPER CONDO, UNIT 204, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%	Return to Sender	Filled out PDF notice 12/10	
7	7655-0000-0203	RICHARDSON LINDA	PO Box 2552		Fredericksburg	TX	78624-1923	SANDPIPER CONDO, UNIT 203, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0202	ENGAGE PROPERTIES LLC	207 Steeplechase Dr		Irving	TX	75062-3823	SANDPIPER CONDO, UNIT 202, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0201	DOLCH GARY & MICHELLE DOLCH	18416 Flagler Dr		Austin	TX	78738-7656	SANDPIPER CONDO, UNIT 201, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0109	HULLINGER CHRISTOPHER & COLLEEN HULLINGER	105 Lovie Ln		Georgetown	TX	78628-1253	SANDPIPER CONDO, UNIT 109, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0108	BENES JOHN T	17206 Windypine Dr		Spring	TX	77379-6435	SANDPIPER CONDO, UNIT 108, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0107	CPL PROPERTIES LP	548 Lakeview Blvd		New Braunfels	TX	78130-4016	SANDPIPER CONDO, UNIT 107, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			

7	7655-0000-0104	OLES HENRY J & MARIAN T OLES REV LIVING TRUST	134 HUNTERS RUN TRL	SAN MARCOS	TX	78666-8929	SANDPIPER CONDO UNITS 104 & 105, 1.54% COMMON AREA INTEREST	ZN8725	3,559.68	0.34%			
7	7655-0000-0103	COMPTON DAVID W & WF BRIANNE COMPTON	988 Carriage Loop	New Braunfels	TX	78132-4015	SANDPIPER CONDO UNIT 103 & .750 COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0102	JACKSON THOMAS A & WF CATHERINE D	PO BOX 33	PORT ARANSAS	TX	78373-5566	SANDPIPER CONDO, UNIT 102, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0205	DIGNUM ENTERPRISES LLC	7001 Shinnecock Hills Dr	Fort Worth	TX	76132-7123	SANDPIPER CONDO UNIT 205 & 1.170 COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0309	KAHANEK HENRY J JR & WF LINDA L	809 Summer Vw	San Antonio	TX	78258-4114	SANDPIPER CONDO, UNIT 309, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0401	NELSON GREGORY V AND DEBRA M DAHMS-NELSON	6745 Seacomber Dr #401	Port Aransas	TX	78373-4964	SANDPIPER CONDO, UNIT 401, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0605	MCCLELLAND LVG TRUST, MICHAEL L MCCLELLAND TR ET AL	7926 SENDERO RIDGE DR	BOERNE	TX	78015-4753	SANDPIPER CONDO UNIT 605 & 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0604	DISHKO JOHN J AND WF, LYNNE B DISHKO	1303 CRESCENT PKWY COURT	HOUSTON	TX	77094	SANDPIPER CONDO, UNIT 604, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0603	KRUSEMARK LEO E & CAROL A TRTEES OF THE LEO & CAROL LIVI TRUST	10871 W Laurelwood Ln	Avondale	AZ	85392-4031	SANDPIPER CONDO, UNIT 603, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0602	THE LAP TRUST LISA ANN PFLUGER TTEE	2901 JAN DR	PFLUGERVILLE	TX	78660-7704	SANDPIPER CONDO, UNIT 602, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0601	MCNEIL JULIE ANN RICHARDS & MICHAEL L	263 Cape Aron Dr	Corpus Christi	TX	78412-2651	SANDPIPER CONDO, UNIT 601, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0509	THE SANDPIPER 509 JOINT VENTURE	810 Lari Dawn	SAN ANTONIO	TX	78258-4011	SANDPIPER CONDO UNIT 509 & 1.185% COMMON AEAR INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0508	TEJANO PALMAS LLC	5188 UNIVERSITY DR	SANTA BARBARA	CA	93111	SANDPIPER CONDO, UNIT 508, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0507	RAY GARY D & WF KAY LYNN	288 Lehne Loop	Buchanan Dam	TX	78609-2623	SANDPIPER CONDO, UNIT 507, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0506	RICHTER DUANE D & WF COLLEEN V	720 Flying r Ranch Rd W	Spring Branch	TX	78070-6105	SANDPIPER CONDO, UNIT 506, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0505	HERRMANN SARA A & PAUL D HERRMANN & SURFSIDE-PA PROPERTIES LP	411 S Presa St	SAN ANTONIO	TX	78205-3426	SANDPIPER CONDO, UNIT 505, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0606	BOERNER ROGER BENJAMIN TRSTEE	29406 Fairway Bluff Dr	Boerne	TX	78015-4466	SANDPIPER CONDO, UNIT 606, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0504	BANKS THOMAS E & WF KAREN J	20427 Terrabianca	SAN ANTONIO	TX	78258-3011	SANDPIPER CONDO, UNIT 504, .750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0502	STANUSH CHRIS A AND SHARON M	108 WARBLER WAY	SAN ANTONIO	TX	78231	SANDPIPER CONDO, UNIT 502, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0501	CRONIN SUZANNE C AND NEWPORTARANSAS LLC	29414 FAIRWAY BLUFF DR	BOERNE	TX	78015-4466	SANDPIPER CONDO, UNIT 501, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0409	KARBACH DENNIS B & ROBERT K BROWN	315 W Lynwood Ave	SAN ANTONIO	TX	78212-2215	SANDPIPER CONDO, UNIT 409, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0408	BRYANT PORT A PROPERTIES LLC	2272 Wakefield Ln	Allen	TX	75013-5859	SANDPIPER CONDO, UNIT 408, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0407	MILLS MICHAEL R & WFE JOYE RUTH MILLS	906 Delaine Dr	Corpus Christi	TX	78411-2322	SANDPIPER CONDO UNIT 407 & .750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0406	WILLERSON NEIL J & CHERYL L WALLEK	33 Stoneleigh Way	SAN ANTONIO	TX	78218-1718	SANDPIPER CONDO UNIT 406 & 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0405	ASTIME INC	9450 LECHNER ROAD	Fort Worth	TX	76179	SANDPIPER CONDO, UNIT 405, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0404	SANDPIPER 404 LLC	15202 Summerton Oak St	SAN ANTONIO	TX	78232-4037	SANDPIPER CONDO, UNIT 404, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0403	RR BAINS HOLDINGS LLC	3204 Fall Creek Estates Dr	Spicewood	TX	78669-4083	SANDPIPER CONDO, UNIT 403, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0402	WEGNER DIANA G. AND ET VIR TIMOTHY D	8841 Marauder Dr	Corpus Christi	TX	78414-4187	SANDPIPER CONDO, UNIT 402, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0503	EWALD GERALD & DONNA REVOCABLE TRUST	736 Strempel St	Seguin	TX	78155-7372	SANDPIPER CONDO, UNIT 503, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0607	MOODT GERALD ETUX IRMA MOODT	26611 Ridgestone Park Ln	Cypress	TX	77433-1282	SANDPIPER CONDO UNDIV INT IN UNIT 607, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0608	HOGAN DAVID J LVG TRST	11053 Arnen Ct NE	Minneapolis	MN	55449-5445	SANDPIPER CONDO, UNIT 608, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0903	OGLETREE ROBERT E ETUX SHIRLEY M	812 HILLYER ST	SAN MARCOS	TX	78666	SANDPIPER CONDO, UNIT 903, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0902	HARPER HELEN HALLYE K & HELEN HALLYE K HARPER GST TR	722 WINSTON LN	SUGAR LAND	TX	77479-5835	SANDPIPER CONDO, UNIT 902, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0901	HALL CRAIG WILLIAM TRUST OF 1999	211 W Lincoln St	New Braunfels	TX	78130-4559	SANDPIPER CONDO, UNIT 901, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0809	WELCH GORDON R JR AND DEBRA WELCH	350 PASADENA	CORPUS CHRISTI	TX	78411	SANDPIPER CONDO UNIT 809 & 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%	~~Return to Sender~~	Mailed in notice 12/3	
7	7655-0000-0808	MAIDMENT DAVID R & WF HELEN J	311 Aguja Ct	Austin	TX	78738-1774	SANDPIPER CONDO, UNIT 808, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0807	DROSTE JAMES J & CHRISTINE A DROSTE JOINT REVOCABLE TRUST	7430 WOOD STREAM DR	INDIANAPOLIS	IN	46254-9620	SANDPIPER CONDO, UNIT 807, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0806	SANDPIPER 806 LLC	9813 Big View Dr	Austin	TX	78730-1492	SANDPIPER CONDO, UNIT 806, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0805	DUNLAP JOE W AND WF CYNTHIA B	211 STATE HWY 31	MOUNT CALM	TX	76673	SANDPIPER CONDO, UNIT 805, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0804	DAHLIN DAVID C AND SHERRY L WIFE	206 RODEO DR	AZLE	TX	76020-7508	SANDPIPER CONDO, UNIT 804, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0803	THOMPSON LINDA K	336 Playing Cypress	San Marcos	TX	78666-4427	SANDPIPER CONDO, UNIT 803, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0904	CAVO ROBERT W AND ETUX MADELENE C CAVO	401 Potomac St	Taylor	TX	76574-4286	SANDPIPER CONDO, UNIT 904, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0802	ASHAA CAPITAL LLC	825 Lorraine Cv	Round Rock	TX	78665-2198	SANDPIPER CONDO, UNIT 802, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0709	BAUDADIO TIM L & WF NANETTE C	7 Royal Cv	SAN ANTONIO	TX	78248-1500	SANDPIPER CONDO UNIT 709 & 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0708	DIGNUM ELIZABETH KIM	7001 Shinnecock Hills Dr	Fort Worth	TX	76132-7123	SANDPIPER CONDO, UNIT 708, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0707	GARRISON JAMES R	21306 REMBRANDT HL	SAN ANTONIO	TX	78256-2499	SANDPIPER CONDO, UNIT 707, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0706	BORGELT ROGER W ETUX & CYNTHIA A BORGELT	12020 Mira Mesa Dr	Austin	TX	78732-2138	SANDPIPER CONDO, UNIT 706, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0705	SCHIFRIN DONNA LALO SCHIFRIN & TRUSTEES-SCHERZO MUSIC, INC.	710 NORTH HILLCREST RD	BEVERLY HILL	CA	90201	SANDPIPER CONDO, UNIT 705, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0704	CUI JINGYU	5119 Grand Phillips Ln	Katy	TX	7450-5532	SANDPIPER CONDO, UNIT 704, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0703	KINSEY JENNIFER HANSELL	11518 PAYNES GRAY	HELOTES	TX	78023-4645	SANDPIPER CONDO, UNIT 703, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0702	GCHJR LLC	427 E Hildebrand Ave	SAN ANTONIO	TX	78212-2502	SANDPIPER CONDO, UNIT 702, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0701	JUDSON MARY OLIVE	211 LAMONT AVE	SAN ANTONIO	TX	78209-3753	SANDPIPER CONDO, UNIT 701, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0609	LOWE AGNES S	PO Box 130	Lytle	TX	78052-0130	SANDPIPER CONDO UNIT 609 & 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0801	BRADLEY KRISTINE N & SP RICHARD BRADLEY	12305 Pratolina Dr	Austin	TX	78739-1967	SANDPIPER CONDO, UNIT 801, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0905	PRESSLY TRACY BITTER	802 TRABUE ST	SHREVEPORT	LA	71106	SANDPIPER CONDO, UNIT 905, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-0906	THE GLEN ALEXANDER HALFF RANCH TR OF 1993	411 Bluffcrest	SAN ANTONIO	TX	78216-1913	SANDPIPER CONDO, UNIT 906, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-1202	CAP ENTERPRISES LLC	111 RIPPLE CREEK ROAD	SAN ANTONIO	TX	78231	SANDPIPER CONDO, UNIT 1202, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1201	WILTON J DANIEL JR SURVIVOR'S TRUST	1799 RAINS COUNTY RD 2440	ALBA	TX	75410	SANDPIPER CONDO, UNIT 1201, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-1109	MCCOLLOUGH RANDY & PAULA MCCOLLOUGH	4510 West Dr	Belton	TX	76513-4762	SANDPIPER CONDO, UNIT 1109, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-1108	BOLL RAYMOND M AND KATHYLAN S WFE	3408 OVERTON PARK DR W	FORT WORTH	TX	76109-2504	SANDPIPER CONDO, UNIT 1108, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1106	GARCIA FRANK J	105 Nadine Rd	SAN ANTONIO	TX	78209-6140	SANDPIPER CONDO, UNIT 1106, 01.17% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-1105	LENNOX WILLIAM J JR FAMILY TRST	300 Beach Dr NE Apt 209	Saint Petersbur	FL	33701-3404	SANDPIPER CONDO, UNIT 1105, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-1104	WOODWARD HAL AND ROSANNE & WOODWARD WIFE	10701 HWY 377 SOUTH	BROOKESMITH	TX	78373	SANDPIPER CONDO, UNIT 1104, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1103	WEIKEL MARK L & WF DAWN R ABEL-WEIKEL	3739 Brittany Oaks	SAN ANTONIO	TX	78259-2449	SANDPIPER CONDO, UNIT 1103, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
~~7~~	~~7655-0000-1102~~	~~PRIESMEYER JAMIE~~	~~9424 Big View Dr~~	~~Austin~~	~~TX~~	~~78730-3697~~	~~SANDPIPER CONDO, UNIT 1102, 0.750% COMMON AREA INTEREST~~	~~ZN8725~~	~~1,733.61~~	~~0.16%~~	~~Return to Sender~~		
7	7655-0000-1101	HAGELSTEIN GEORGE CARLTON JR	427 E Hildebrand Ave	SAN ANTONIO	TX	78212-2502	SANDPIPER CONDO, UNIT 1101, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-1203	COLLINS BRUCE L JR ET UX	241 MONTCLAIR	CORPUS CHRISTI	TX	78412	SANDPIPER CONDO, UNIT 1203, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1009	BANNAYAN GEORGE A IRREV TRST 2006	2 Duxbury Park	SAN ANTONIO	TX	78257-1710	SANDPIPER CONDO, UNIT 1009, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-1007	MAHER PEGGY	209 E Centre St	Fredericksburg	TX	78624-3929	SANDPIPER CONDO, UNIT 1007, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1006	BROKER MICHAEL J & WF ANDREA E BROKER	7 Regency Row Dr	SAN ANTONIO	TX	78248-1561	SANDPIPER CONDO, UNIT 1006, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-1005	STRITTMATTER BERNARD D JR AND MARY J STRITTMATTER	6745 SEACOMBER DR #1005	PORT ARANSAS	TX	78373	SANDPIPER CONDO, UNIT 1005, 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-1004	REDDICK ROBERT L MD AND WF BETTIE K STONE-REDDICK	11 Twynbridge	SAN ANTONIO	TX	78259-2378	SANDPIPER CONDO, UNIT 1004, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			

7	7655-0000-1003	ROADMAN PROPERTIES LLC	1610 Hicks Ave	SAN ANTONIO	TX	78210-4343	SANDPIPER CONDO, UNIT 1003, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1002	WAGNER MICHAEL & WF ALICE	17418 Rancho Diana	SAN ANTONIO	TX	78255-3365	SANDPIPER CONDO, UNIT 1002, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1001	GULF-CROSS LTD	830 NE Loop 410 Ste 202	SAN ANTONIO	TX	78209-1207	SANDPIPER CONDO, UNIT 1001, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0909	CONDO PARADISE II LLC	954 RIVERFOREST DR	NEW BRAUNFELS	TX	78132-3346	SANDPIPER CONDO UNIT 909, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%			
7	7655-0000-0908	JS ROHAN PROPERTIES I LLC	954 RIVERFOREST DR	NEW BRAUNFELS	TX	78132-3346	SANDPIPER CONDO, UNIT 908, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-0907	THE SANDPIPER 907 JOINT VENTURE	7203 SADDLE STAR	FAIR OAKS RANCH	TX	78015-4588	SANDPIPER CONDO, UNIT 907, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%	~~Return to Sender~~	Mailed in notice 12/3	
7	7655-0000-1008	GEBHARD ROBERT JR & WF JACQUELINE K	10 Crestwood Ct	Hackettstown	NJ	07840-4802	SANDPIPER CONDO, UNIT 1008, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1205	MASSEY RUSSELL E & WF TINA P MASSEY	P O BOX 1318	PORT ARANSAS	TX	78373	SANDPIPER CONDO, UNIT 1205, 1.95% COMMON AREA INTEREST	ZN8725	4,507.39	0.43%			
7	7655-0000-1206	THE HEIGHTS AT SANDPIPER LLC	4801 Edgerton Cv	Austin	TX	78730-3448	SANDPIPER CONDO UNIT 1206 1.170% COMMON AREA INTEREST	ZN8725	2,704.43	0.26%			
7	7655-0000-1207	NUSS ERIC G	PO Box 8229	CORPUS CHRISTI	TX	78468-8229	SANDPIPER CONDO, UNIT 1207, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1208	PORT A SP1208 LLC	1603 Nacogdoches Rd	SAN ANTONIO	TX	78209-2755	SANDPIPER CONDO, UNIT 1208, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%			
7	7655-0000-1209	MANSUETO MICHAEL A /JANE F AND RODNEY D PHOENIX/ALISA A	12411 Winding Br	SAN ANTONIO	TX	78230-2771	SANDPIPER CONDO, UNIT 1209, 1.185% COMMON AREA INTEREST	ZN8725	2,739.10	0.26%		Total	105
7	7655-0000-6070	VITELA DAVID ETUX MOLLY VITELA	10607 Cortland Ridge Ln	Cypress	TX	7433-3535	SANDPIPER CONDO UNDIV INT IN UNIT 607, 0.750% COMMON AREA INTEREST	ZN8725	1,733.61	0.16%	~~Return to Sender~~	21.98%	Opposed: 71
									1,051,464.48	100.00%	*Filled out PDF notice 12/7		
		Las Colonies Villas President	PO Box 2300	PORT ARANSAS	TX	78373-0059		ZN8725					

PA	Superintendent	Port Aransas Independent School District	100 South Station Street	Port Aransas	TX	78373	361/749-1200
PA1	Current Principal	H.G. Olsen Elementary School	100 South Station Street	Port Aransas	TX	78373	361/749-1212
PA2	Current Principal	Brundrett Middle School	100 South Station Street	Port Aransas	TX	78373	361/749-1209
PA3	Current Principal	Port Aransas High School	100 South Station Street	Port Aransas	TX	78373	361/749-1206

		Total:	156
Opposition	26.54%	Owners:	89 Outside: 27
In Favor			(Majority from Seagull Condo)



ZONING CASE ZN8725 Coastal Dunes, LLC.

PLANNING COMMISSION: DECEMBER 10, 2025



COASTAL DUNES LLC
DISTRICT 4



Rezoning a property at or near

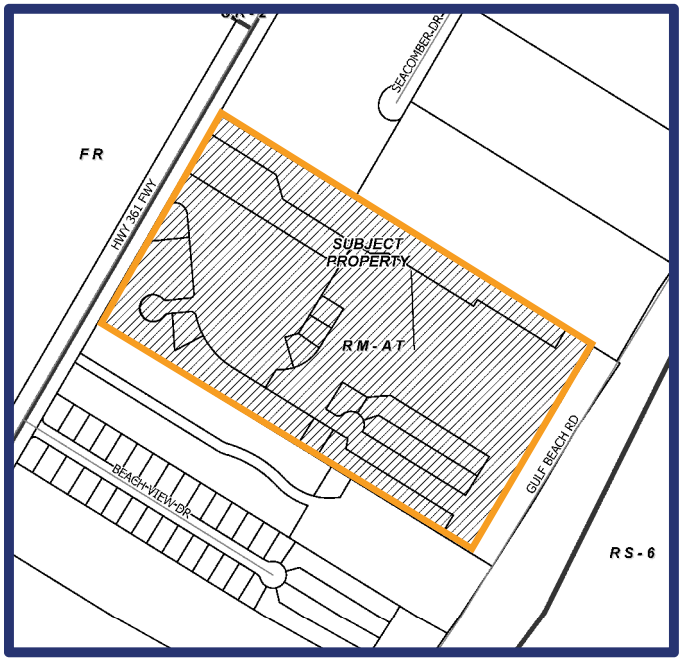
6753-6853 STATE HWY 361

From the “RM-AT” District,

to the “RM-AT/PUD” District



Zoning and Land Use



Proposed Use:

To allow a Planned Unit Development

Area Development Plan:

Padre/Mustang Island,

Adopted on June 29, 2021

Designated Future Land Use:

Planned Development

Existing Zoning District:

"RM-AT" Multi-Family Apartment Tourist District

	Existing Land Use	Zoning District
Site	Vacant	"RM-AT" Multi-Family Apartment Tourist
North	Vacant, Transportation (SH 361),	"FR" Farm Rural, "RM-AT" Multi-Family Apartment Tourist
South	High-Density Residential, Medium-Density Residential, Vacant, Conservation/Preservation	"RM-AT" Multi-Family Apartment Tourist
East	Conservation/Preservation	"RS-6" Single-Family 6
West	Vacant, Transportation (SH 361)	"FR" Farm Rural

Public Notification

157 Notices mailed inside the 200' buffer
4 Notices mailed outside the 200' buffer

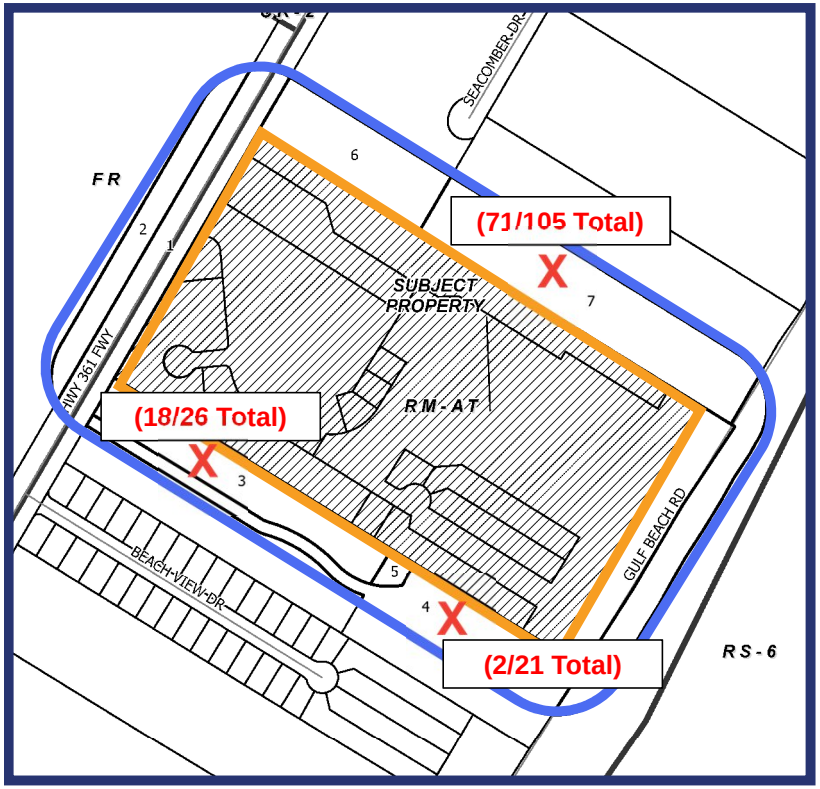
Notification Area

X **Opposed: 91 (27.74%)**
Separate Opposed Owners: (91)

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

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

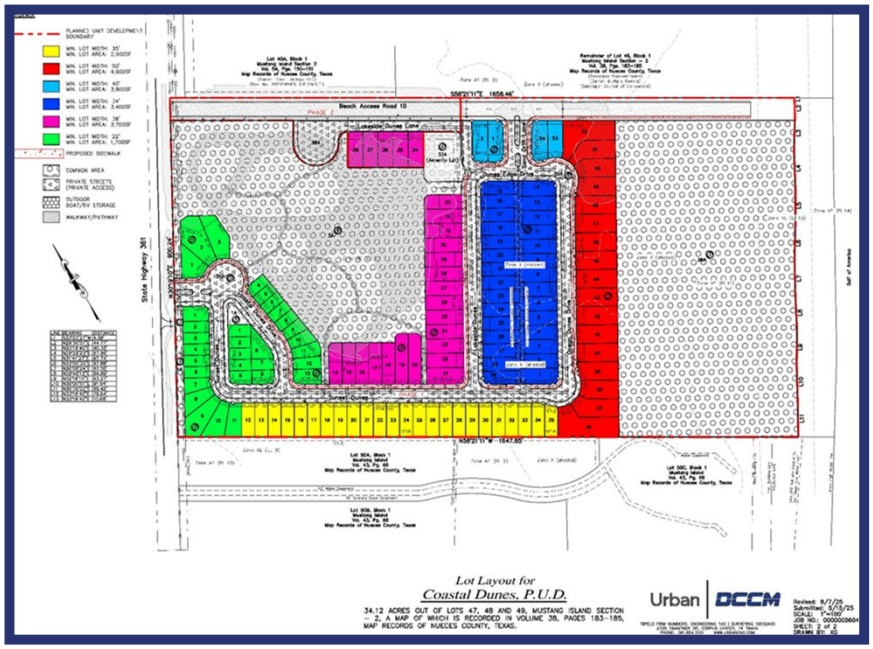
Opposition notices received Outside the 200' buffer: (27)





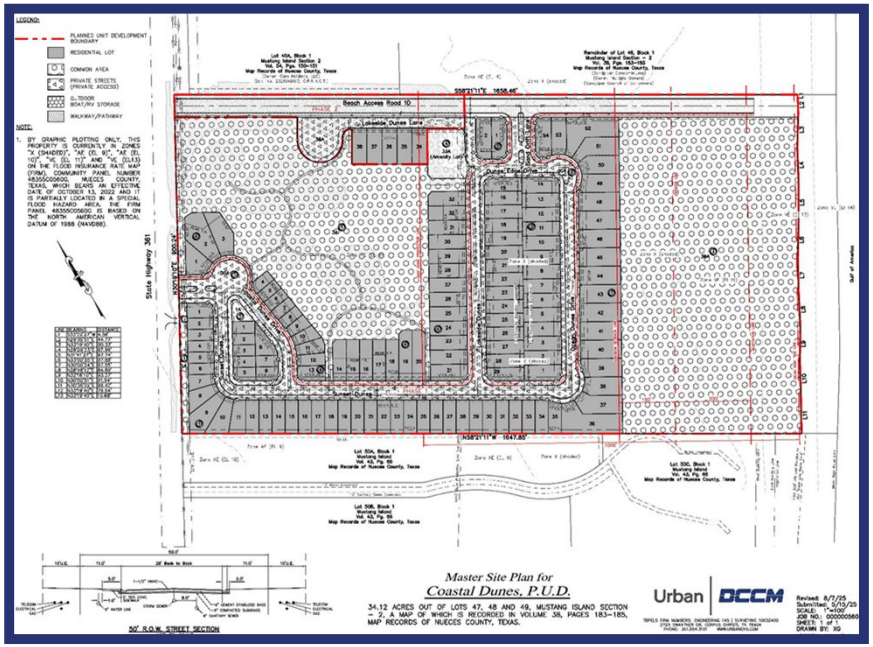
PUD Land Use Breakdown

Coastal Dunes Planned Unit Development – Land Use Breakdown					
Block No.	**Lots**	**Land Use**	**Total 1-Family Lots**	**Total Townhome Lots**	**Total Common Areas**
1	1-11	Townhome	41	11	
	12-35	Single-Family			
	36-52	Single-Family			
	36A	Common Area w/ Dune Walkover			1
	53-54	Single-Family	2		
2	1-2	Single-Family	2		
3	1-29	Single-Family	29		
	30A	Private Right-of-Ways			1
	39A	Private Streets/Access			1
4	1-13	Townhome		13	
	3A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	14-38	Single-Family	25		
	33A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
5	1A	Private Access, drainage, utilities, Non-residential structures (i.e. amenity buildings and community structures, signs, benches, barbeque pits, shade structures, etc.)			1
	1-8	Townhomes		8	
Total Lots (per Land Use)			**99**	**32**	**6**





PUD Site Plan & Standards



Coastal Dunes Planned Unit Development Standards		
	Townhome Development Standards	
	UDC Standards (Front Access)	PUD Standards Block 1, Lots 1-11 Block 4, Lots 1-13 Block 5, Lots 1-8
Min. Lot Area (SQF)	2,600	1,700
Min. Lot Width (Ft)	26	22
Min. Street Yard (Ft)	10	10
Min. Street Yard - Corner (Ft)	10	10
Min. Side Yard – Single (Ft)	5	5
Min. Rear Yard	5	5
Min. Building Separation (Ft)	10	
Min. Open Space (Percent)	30	30
Maximum Height (Ft)	45	45

Coastal Dunes Planned Unit Development – Development Standards						
	Single-Family – Detached (Padre/Mustang/North Beach)					
	UDC Standards	PUD Standards Block 1, Lots 12-35	PUD Standards Block 1, Lots 36-52 Except Lot 36A	PUD Standards Block 1, Lots 53-4 Block 2, Lots 1-2	PUD Standards Block 3, Lots 1-29	PUD Standards Block 4, Lots 14-38 Except Lot 33A
Min. Lot Area (SQF)	5,000	2,900	4,900	3,900	3,400	3,700
Min. Lot Width (Ft)	50	35	49	40	34	35
Min. Street Yard (Ft)	20	10	20	20	20	20
Min. Street Yard - Corner (Ft)	10	10	20	10	10	10
Min. Side Yard – Single (Ft)	5	5	5	5	5	5
Min. Side Yard – Total (Ft)	10	10	10	10	10	10
Min. Rear Yard	5	5	5	5	5	5
Min. Open Space (Percent)	30	30	30	30	30	30
Maximum Height (Ft)	Per UDC 4.2.8.C, 4.2.8.D, 4.2.8.E	35	35	35	35	35



Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive Plan (Plan CC) and the future land use designation of Planned Development.
    - Planned development areas are lands that are currently undeveloped or underutilized but may be suitable in the future for a variety of uses, taking into account environmental and other constraints. Designated on Padre and Mustang islands and in the potential annexation areas, planned development areas are expected to require a rezoning tied to a master planning process or an Area Development Plan process.
- Staff find that the proposed deviations are acceptable, and the request has been approved by the Technical Review Committee (TRC). This rezoning will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL TO THE "RM-AT/PUD" DISTRICT





Thank you!

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist Di[illegible] with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.

The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, December 10, 2025,** during one of the Planning Commission's regular meetings, which begins at **05:30 p.m.** The hearing will be held in the City Council Chambers, **1201 Leopard Street**. You are invited to attend this public hearing to express your views on this rezoning.

The Planning Commission may recommend to the City Council approval, or denial, or approval of an intermediate zoning classification, and/or Special Permit. Approval of a change of zoning, if inconsistent with the City's Comprehensive Plan, will also have the effect of amending the Comprehensive Plan to reflect the approved zoning. For more information, please call (361) 826-3240.

Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4
To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or to the email address below.

Property Owner(s) Name: Anthony W Montana & Alma E Montana

Address: 6877 State Hiway 361, Port Aransas Tx Phone No.: 361 815-4804 ALMA
361 806-7550 TONY

( ) In Favor (X) In Opposition Lost Colony Villas 78373 #37Q

Reason:
Anthony Montana
Alma E Montana / Almae Montana

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN3725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Bahman Rezaie, Adam Riegel, Salim Rezaie, Saman Rezaie (BASS Property Group LLC)

Address: 6877 state hwy 361 #35 78373 Phone No.: (210) 632-3639

( ) In Favor (✓) In Opposition

Reason:

Mailing Address
835 Penstemon Trl
San Antonio, TX 78256

Signature

Bahman Rezaie

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal **Dunes, LLC.** has petitioned the City of Corpus Christi to consider a change of zoning fro[m] "[M]ultifamily Apartment Tourist District to the **"RM-AT/PUD" Multifamily Apartment Touri[st]** with a **Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Virgil Dan Tolleson, Jr

Address: PO Box 712, Prosper, TX 75078 (mail) Phone No.: 214-533-8953

( ) In Favor (X) In Opposition property: 6877 Hwy 361, Port Aransas, TX #23

Reason: Potential loss of property value and disruption of natural area & oceanview

Dan Tolleson
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

NOV 2 4 2025

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "AT" **Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist Dist with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Caroline M Mowen / Episcopal Church Corp in West Tx Mustang Island Conf Center

Address: 6981 State Hwy 361 Port Aransas, Tx 78373 Phone No.: 210-824-5387

( ) In Favor (✓) In Opposition

Reason: Over developed space, Environmental Concerns, does not conform w/ neighborhood properties, decreases housing values, increase traffic creating hazardous conditions.

C of Mm
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

[illegible]tal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from **[illegible]" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist [illegible] with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Richard & Debbie Hicks

Address: 6817 Hwy 361 #29 (Lost Colony Villas) Phone No.: 432-634-6489

( ) In Favor (X) In Opposition

Reason: concerned with flooding as my house sits several feet lower than the inland side of the beach access road shown on map as it takes away protection of flooding. Also more work will bring more traffic on the road right beside us. map still does not identify Lost Colony nor Lost Colony Villas

Debbie Hicks Richard Hicks
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

Outlook

Response to Rezoning Case No. ZN8725

From Jay Dyer <jay.dyer68@outlook.com>
Date Tue 12/2/2025 11:32 AM
To Zoning <Zoning@corpuschristitx.gov>

[[WARNING: External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com. **]]**

Property Owners Name: Jay & Shannon Dyer

Address: 6877 State Hwy 361
Unit 27
Port Aransas, TX 78373

Phone No.: 210.559.8177 -Jay
210.3860493 -Shannon

*We are both in OPPOSITION of the proposed rezoning case no. ZN8725

Signatures: Jay Dyer
Shannon Dyer

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.

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Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

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Property Owner(s) Name: John J Waycuilis

Full Address: 6877 State Highway 361 Unit 46 Port Aransas, Texas 78373 Phone No.: 713-305-7317

( ) In Favor (✓) In Opposition

Reason: Proposed unit density is too high, inconsistent with adjacent areas. Excess beach crowding will result.

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

[illegible]tal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "[illegible]-AT" **Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Jordan Blair Hall and Jeremy Poloskey

Address: 6504 Shadow Valley Drive, 78731 Phone No.: 512-228-2824

( ) In Favor (X) In Opposition 6877 St. Highway 361 #24 78373

Reason: Extreme property value detriment, extreme damage to beach, environmental concerns, concerns over privacy, concerns over development not conforming to the area.

Jordan Hall
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

LIVE

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from "A-AT" Multifamily Apartment Tourist District to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Larry + Elaine Clemens

Address: property 6877 St. Hwy 361 Phone No.: 210-219-5769

( ) In Favor (✓) In Opposition Primary Address 5707 Travis Cook Rd Austin TX 78735

Reason: Destruction of wild life sanctury. Flooding to our property caused by construction. Cut in dunes causing flooding. Rd would cause crowding of narrow beach. Dense construction is not consistent with surrounding construction.

Elaine Clemens
Signature

Larry Clemens

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

tal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist Dis ict h a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The perty to be rezoned is described as:

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Property Owner(s) Name: LUCAS & MELODY Robinson

Address: 6877 SH 361 #38, Port Aransas, TX 78373 Phone No.: 512/771-9721

( ) In Favor (X) In Opposition

Reason: DAMAGE TO WETLANDS/Dunes and erosion

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Nelson and Melissa Hackmaster

Address: 6877 State Hwy 361, Unit #25 Corpus Christi, TX Phone No.: 830-358-3493

( ) In Favor (X) In Opposition

Reason: This rezoning plan negatively impacts our property and does not conform to the design of neighboring communities.

Signature Melissa Hackmaster / Nelson Hackmaster

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

Council Chambers, **1201 Leopard Street**. The hearing will be held in the City hearing to express your views on this rezoning. You are invited to attend this public

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Property Owner(s) Name: Glen & Tracy Segrato

Address: 6877 St. Hwy 361 #42 CC, TX 78373 Phone No.: 5127990971

( ) In Favor (X) In Opposition

Reason: environmental damage, negative property impact

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

C[illegible]astal [illegible]es, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT[illegible] [illegible]it [illegible]ily Apartment Tourist District to the **"RM-AT/PUD" Multifamily Apartment Tourist District with [illegible]Pla[illegible]ed Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The prope[illegible]y to [illegible]e rezoned is described as:

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Property Owner(s) Name: TED & Cindy Constanzo

Address: 25390 US Hwy 281 N #1 SA TX 78258 Phone No. (210) 421-8048

( ) In Favor (X) In Opposition

Reason: This PDU Rezoning plan is not Responsible or Respectful of the land or community. Does not conform to Community Single family Homes that border to the South!

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Stirling & Cynthia Mays (Trustees of S & C Trust)

Full Address: 6877 State Highway 361, Unit 22, Port Aransas, TX 78373 Phone No.: 214-797-0342

( ) In Favor (X) In Opposition

Reason: Drastic increase in traffic on SH361 creating negative impact on the health safety & welfare of our adjacent single family residential community.

Cynthia Mays

Signature

Cynthia Mays Stirling Mays

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: ERIN + KRISTIN WADDINGTON

Address: 6877 State Highway 361, #36, Port Aransas, TX 78373 Phone No.: 415-425-3950

( ) In Favor (X) In Opposition

Reason:
Road + Beach Traffic. Much too dense. Noise.

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

Outlook

FW: Opposition to ZONING REPORT ZN8725

From Jessica Martinez <jessicam2@corpuschristitx.gov>
Date Wed 10/29/2025 5:00 PM
To Andrew Dimas [DevSvcs] <andrewd2@corpuschristitx.gov>; Elena Buentello <ElenaB@corpuschristitx.gov>; Saradja Registre <SaradjaR@corpuschristitx.gov>; Mark Zans <MarkZ2@corpuschristitx.gov>; Mina Trinidad <minar@corpuschristitx.gov>
Cc Gina Trotter <GinaT@corpuschristitx.gov>

See below

Jessica Martinez, Department Agenda Coordinator
Development Services
2406 Leopard St., Corpus Christi, Tx. 78408
Main: 361.826.3240 Office:361.826.3202
Email: jessicam2@corpuschristitx.gov
Website: https://www.cctexas.com/departments/development-services



Development Services Mission Statement
"To administer the building and development codes and facilitate development of the City."

From: Paul A. Fletcher <pfletcher@langleybanack.com>
Sent: Wednesday, October 29, 2025 4:59 PM
To: Jessica Martinez <jessicam2@corpuschristitx.gov>
Cc: William W. Sommers <wsommers@langleybanack.com>; 13618261971@efax.com; 13618263113@efax.com
Subject: Opposition to ZONING REPORT ZN8725

[[**WARNING:** External e-mail. Avoid clicking on links or attachments. We will **NEVER** ask for a password, username, payment or to take action from an email. When in doubt, please forward to SecurityAlert@cctexas.com.]]

Warning: This email or its attached document contains a URL that has an unknown reputation status. While this does not guarantee the URL is malicious, the validity of the URL cannot be verified. Please exercise caution when clicking on any links inside of an email or an email attachment. If you have any questions or concerns, please contact the Service Desk at 826-3766. Thank you.

Please be advised that the property owner, Redfish Retreat at 6877 SH 261, Unit 33 opposes the aforementioned zoning case.

William Sommers /s/
with permission
Paul Fletcher
Shareholder

Langley & Banack, Incorporated
Attorneys and Counselors at Law

745 East Mulberry Avenue | Suite 700
San Antonio, TX 78212

Phone (210) 736-6600
Direct Dial (210) 253-7128
Fax (210) 735-6889

website | vCard | email

San Antonio | Eagle Pass | Karnes City | Castroville | New Braunfels | Fredericksburg | Kerrville

This email may contain confidential and privileged material for the sole use of the intended recipient; any other use is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete all copies of this message.

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4
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Property Owner(s) Name: William & Dana Sommers

Address: 6877 State Highway 361 #33, Corpus Christi Tx 78373 Phone No.: 210-771-7168

( ) In Favor (X) In Opposition

Reason: This property contains a water fowl sanctuary where thousands of ducks and even Canadian Geese find respite to maintain body condition and survive in high enough quantities to return to breeding grounds next spring. Development on this land should have increased restrictions and certainly no- [illegible] which would decrease restrictions

Dana Sommers
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725 Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

NOV 25 2025

astal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: MD Abel Co.

Address: PO Box 949, Lampasas, TX 76550 Phone No.: 512-556-4556

( ) In Favor (X) In Opposition

Unit #4

Reason: General principle

Joseph C. Abel

Signature

President

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 4

NOV 25 2025

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

C. Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the "RM-AT" Multifamily Apartment Tourist District to the "RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay, not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: MD Abel Co.

Address: PO Box 949, Lamesas, TX 76550 Phone No.: 512-556-4556

( ) In Favor (X) In Opposition

Unit #20

Reason: General principle

Joseph C. Abel

Signature

President

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 4

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from **AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: JOHN BEALES

Address: 6745 SEACOMBER DR. Phone No.: 713-281-370-3168

( ) In Favor (X) In Opposition

Reason: DECLINE IN PROPERTY VALUES ON OUR CONDOS. NO BEACH ROAD.

John Beales
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: BOERNER FAMILY TRUST, ROGER BOERNER, TRUSTEE

Address: 6745 SEACOMBER 78373 Phone No.: 210 913 2112

( ) In Favor (X) In Opposition

A beach access road was recently approved by Cinnamon Shores South, just 2 miles from the Costal Dunes proposal. Every cut in the dunes increases the chance of barrier island flooding, a factor limiting insurance availability -- already a problem. Support the development but not the beach access.

Signature

Roger B Boerner

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: BOLL, RAYMOND M. AND KATHYLAN S. WIFE

Address: 3408 OVERTON PARK DR WEST, Fort Worth TX 76109 Phone No.: 817-313-4333

( ) In Favor (X) In Opposition

Reason: ACCESS ROAD & DEVELOPEMENT will jeopardize the WETLAND used by MIGRATORY BIRDS. ALSO ACCESS ROAD TO BEACH is UNNECESSARY.

Signature: Raymond Boll
Kathylan Boll

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Eric Graham Nuss

Full Address: 6745 Seacomber Drive Condo# 1207 Port Aransas TX 78373 Phone No.: 3614452921

( ) In Favor (•) In Opposition

Reason: Re: Opposition to Proposed Beach Access Road Adjacent to the Sandpiper Condominium Dear Members of the City Planning Commission, I am writing to formally oppose the proposed construction of a new beach access road adjacent to the Sandpiper condominium. While I understand and support the city's effor

Eric Graham Nuss
Eric Graham Nuss (Dec 3, 2025 14:24:29 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Richard and Kristine Bradley

Full Address: 6745 Seacomber Drive Condo# 801 Port Aransas TX 78373 Phone No.: 5126321459

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Richard Bradley, Kristine Bradley
Richard Bradley, Kristine Bradley (Dec 2, 2025 13:32:43 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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Property Owner(s) Name: CAROL / LEO KRUSEMARK.

Address: 10871 W. LAUREL WOOD LN Avondale, AZ 85392 Phone No.: 623-877-7255

( ) In Favor (X) In Opposition

Reason: Cut through the dunes

Carol A Krusemark.

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from th **ultifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: LYNNE DISHKO ~ 604 AT SANDPIPER

Address: 1303 CRESCENT PARKWAY Ct. HOUSTON 77094 TX Phone No. 281-492-6774

( ) In Favor (X) In Opposition

Reason: TO CLOSE TO SANDPIPER. IT WILL CAUSE LOSS OF SAND DUNES, DAMAGE THE ECOLOGY, AND HURT TURTLE NESTING. ALREADY WE HAVE ENOUGH ROAD ACCESS. ANOTHER ACCESS ROAD IS NOT NEEDED.

Lynne Dishko
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

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Property Owner(s) Name: MICHAEL J. BARKER

Address: 6745 TEACOMBER LANE 100K, PORT ARANSAS, TX, 78373 Phone No.: 210-913-7949

( ) In Favor (V) In Opposition

Reason: OPPOSE BEACH ACCESS ROAD

Michael J Barker

Signature

Planner Assigned: Saradja Registre
Email: Zoning@cctexas.com
Phone: 361-826-3574
INFOR Case No. ZN8725
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PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: MAXXMED HEALTHCARE INC

Full Address: 6745 Seacomber Drive Condo# 307 Port Aransas TX 78373 Phone No.: 210-599-3233

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Olu Oye (Dec 8, 2025 18:05:52 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

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Property Owner(s) Name: Bob and Shirley Ogletree

Full Address: 6745 Seacomber Drive Condo# 903 Port Aransas TX 78373 Phone No.: 512 393-4053

( ) In Favor (•) In Opposition

Reason: We are very concerned and oppose the proposed road that would border the Sandpiper, allowing access by vehicles. The road will threaten the integrity of the dunes in this area. Negative consequences would include the impact on the wildlife in the area as well as flooding of the Sandpiper and other structures in

Bob and Shirley Ogletree
Bob and Shirley Ogletree (Dec 3, 2025 11:27:07 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
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REZONING CASE No. ZN8725

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Property Owner(s) Name: RR Bains Holdings, LLC (Connie and Bob Bains)

Full Address: 6745 Seacomber Drive Condo# 403 Port Aransas TX 78373 Phone No.: 713-582-7637

( ) In Favor (◉) In Opposition

Reason: a beach access road is extremely dangerous during a storm surge. I saw first hand the damage such a road did to homes during Hurricane IKE. The surge came in through every beach access road and wiped neighborhoods clean

connie bains
connie bains (Dec 3, 2025 11:28:45 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

Monday, December 8, 2025

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

Access Online Services

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting	Wednesday, December 10, 2025
Name	Thomas Lipe
Address	6649 Seacomber Drive, Unit 101 Port Aranasas, Texas, 78373
Please select the Board, Committee, or governing body that your comments are directed to:	Planning Commission

Comment

Dear Planning Commission,
I would like to express my Opposition to the inclusion of a Beach Access Road in the development plan for Case No. ZN8725
A Beach Access Road is not a good idea at the location for the following reasons:

• The proposed road is only ½ mile from the soon to be constructed road at mile marker 71.
• This is a congested narrow stretch of beach with many current residents in the adjacent high rise buildings and neighboring subdivision. Increased traffic will create serious hazards to individuals and families.
• Environmental impact of creating a man-made breach in the dunes combined with the high likelihood of Hurricane landfall along the Texas Coast may result in severe destruction of the dune and wetland complex and to adjacent properties.

I as an owner of an adjacent property who will be highly impacted by this proposed right of way / beach access road respectfully request that the development plan be modified with the right of way / beach access road removed.

Provide an email to receive a copy of your submission.	tlipe@bcihomes.com

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Thomas A. Jackson

Full Address: 6745 Seacomber Drive Condo# 102 Port Aransas TX 78373 Phone No.: 7135572218

( ) In Favor (◉) In Opposition

Reason: As a resident of this property, I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Thomas A. Jackson, CPA
Thomas A. Jackson, CPA (Dec 8, 2025 20:23:39 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Henry and Marian Oles

Full Address: 6745 Seacomber Drive Condo# 104-105 Port Aransas TX 78373 Phone No.: 5127878310

( ) In Favor (•) In Opposition

Reason: Amendment to previously submitted form. We are especially opposed to the new beach access road which will be cut through environmentally sensitive wildlife area with the long established ponds. It will result in the destruction of the barrier dunes that protect our property. It also creates serious safety issues and over crowding of the relatively narrow beach area.

Henry & Marian Oles
Henry & Marian Oles (Dec 9, 2025 16:33:01 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Michelle & Gary Dolch

Full Address: 6745 Seacomber Drive Condo# 201 Port Aransas TX 78373 Phone No.: 512-663-3554

( ) In Favor (•) In Opposition

Reason: Will disrupt the area with unnecessary traffic flow and wildlife displacement.

Michelle Dolch (Dec 1, 2025 21:01:55 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Linda Richardson

Full Address: 6745 Seacomber Drive Condo# 203 Port Aransas TX 78373 Phone No.: 361-215-5218

( ) In Favor (◉) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

Linda Richardson
Linda Richardson (Dec 8, 2025 13:35:26 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Dolores Quesada

Full Address: 6745 Seacomber Drive Condo# 204 Port Aransas TX 78373 Phone No.: (956)744-2774

( ) In Favor (◉) In Opposition

Reason: Environmental Protection ... I oppose the inclusion of any vehicular beach access road , as it would damage the dunes , which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Dolores Quesada (Dec 10, 2025 10:29:13 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Dignum Enterprises, LLC #205

Address: 6745 Seacomber Dr. Port Aransas, TX 78373 Phone No.: 817-897-0020

( ) In Favor (✓) In Opposition

Reason:

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Gavin L Gallagher

Full Address: 6745 Seacomber Drive Condo# 206 Port Aransas TX 78373 Phone No.: 210 849-1625

( ) In Favor (•) In Opposition

Reason: There are already ample beach access points that handle the traffic effectively. An additional access point will be detrimental for Mustang Island and for the experience of the many visitors that help support the local economy. I have no issue with the community growing but another access road would be very unwelcome.

Gavin L Gallagher (Dec 9, 2025 17:01:15 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

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Property Owner(s) Name: Joe & Linda Kahanek

Full Address: 6745 Seacomber Drive Condo# 207 Port Aransas TX 78373 Phone No.: 210-410-6046

( ) In Favor (•) In Opposition

Reason: We oppose due to the same issues raised by the Sandpiper board and additionally because this would be an eye sore and viewed from our unit.

Joe Kahanek (Dec 9, 2025 11:50:08 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Robin C.G. Ellis and Lynn Ellis

Full Address: 6745 Seacomber Drive Condo# 208 Port Aransas TX 78373 Phone No.: 2818446613

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Lynn Ellis
Lynn Ellis (Dec 4, 2025 09:33:10 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Karen Clements

Full Address: 6745 Seacomber Drive Condo# 209 Port Aransas TX 78373 Phone No.: 281-851-8061

( ) In Favor (•) In Opposition

Reason: A road would negatively influence the dunes. The dunes protect the shorelines property. The dunes provide shoreline stability and reduce the effects of storms. Helping to reduce damage from storm surges, flooding and erosion.

Karen Clements (Dec 2, 2025 20:55:41 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Gary & Michelle Dolch

Full Address: 6745 Seacomber Drive Condo# 304 Port Aransas TX 78373 Phone No.: 5126633554

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Michelle Dolch
Michelle Dolch (Dec 1, 2025 21:06:11 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: SBS of SA Investments LLC - Frank and Frances Rogers

Full Address: 6745 Seacomber Drive Condo# 306 Port Aransas TX 78373 Phone No.: 2108845067

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Frances Rogers
Frances Rogers (Dec 3, 2025 13:27:27 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Lorraine Winters

Full Address: 6745 Seacomber Drive Condo# 308 Port Aransas TX 78373 Phone No.: 3617743131

( ) In Favor (◉) In Opposition

Reason: There are many deaths on 361 annually. This development will increase traffic. More beach traffic in family areas that will also be a potential danger. Beach erosion and flooding problems for Sandpiper Condos could be a major issue.

Lorraine Winters
Lorraine Winters (Dec 9, 2025 18:06:04 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Joe & Linda Kahanek

Full Address: 6745 Seacomber Drive Condo# 309 Port Aransas TX 78373 Phone No.: 210-410-6046

( ) In Favor (•) In Opposition

Reason: Same stated reasons as the Sandpiper board and additionally it would be an eye sore as seen from our unit.

Joe Kahanek (Dec 9, 2025 11:37:24 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Catherine A Schneider 361-749-6251

Address: Sandpiper Condominiums 6745 Seacomber Drive, Unit 404, Port Aransas, Texas 78373 Phone No.: 210-392-3257

( ) In Favor (X) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resillience.

Catherine A Schneider
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Michael Mills

Full Address: 6745 Seacomber Drive Condo# 407 Port Aransas TX 78373 Phone No.: 3618776281

( ) In Favor (•) In Opposition

Reason: The traffic, eye sore to our condos

Michael Mills
Michael Mills (Dec 10, 2025 11:29:59 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Martha Bryant

Full Address: 6745 Seacomber Drive Condo# 408 Port Aransas TX 78373 Phone No.: 2143953126

( ) In Favor (◉) In Opposition

Reason: Will devalue the property

Martha Bryant
Martha Bryant (Dec 9, 2025 18:47:38 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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PLANNING COMMISSION
REZONING CASE No. ZN8725

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

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Property Owner(s) Name: Dennis B Karbach

Full Address: 6745 Seacomber Drive Condo# 409 Port Aransas TX 78373 Phone No.: 512-751-1896

( ) In Favor (•) In Opposition

Reason: Oppose Beach Access Road. Concerned about damage to waterfowl ponds.

Dennis B. Karbach
Dennis B. Karbach (Dec 2, 2025 13:27:10 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: ROBERT CRONIN - NEWPORTAR ACCARC

Address: 6745 SEACOMBER DR-~~PORT~~ CC, TX Phone No.: 210-831-3700

( ) In Favor (X) In Opposition

Reason: A NEW BEACH ACCESS RD IS UNNECESSARY AND WOULD GREATLY AND NEGATIVELY IMPACT EXISTING SEVERE BEACH EROSION THAT WE ARE CURRENTLY EXPERIENCING!

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
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REZONING CASE No. ZN8725

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Property Owner(s) Name: Chris and Sharon Stanush

Full Address: 6745 Seacomber Drive Condo# 502 Port Aransas TX 78373 Phone No.: 210 493 9447

( ) In Favor (◉) In Opposition

Reason: We oppose Zoning Case ZN8725 - Coastal Dunes PUD, specifically the allowance of a vehicular beach access road through the property, and through the natural dune sea barrier. We were owners and part-time residents of a Sandpiper Condominium unit during the Hurricane Harvey disaster. We witnessed the ea

Chris Stanush
Chris Stanush (Dec 3, 2025 14:44:18 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Thomas Edwin Banks

Full Address: 6745 Seacomber Drive Condo# 504 Port Aransas TX 78373 Phone No.: 2103850913

( ) In Favor (◉) In Opposition

Reason: We oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Thomas Edwin Banks
Thomas Edwin Banks (Dec 9, 2025 19:20:36 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
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REZONING CASE No. ZN8725

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Property Owner(s) Name: Paul and Sara Herrmann

Full Address: 6745 Seacomber Drive Condo# 505 Port Aransas TX 78373 Phone No.: 713-320-5757

( ) In Favor (◉) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Paul Herrmann
Paul Herrmann (Dec 2, 2025 13:33:36 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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REZONING CASE No. ZN8725

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Property Owner(s) Name: Duane Richter and Colleen Richter

Full Address: 6745 Seacomber Drive Condo# 506 Port Aransas TX 78373 Phone No.: 2102608536

( ) In Favor (•) In Opposition

Reason: We oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Duane Richter & Colleen Richter
Duane Richter & Colleen Richter (Dec 5, 2025 10:39:27 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
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REZONING CASE No. ZN8725

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Property Owner(s) Name: Gary and K.Lynn Ray

Full Address: 6745 Seacomber Drive Condo# 507 Port Aransas TX 78373 Phone No.: 2145784482

( ) In Favor (•) In Opposition

Reason: This proposed road with the development that you are requiring provides a direct conduit for storm surge and destroys a natural barrier. Maybe touch base with the people at Coastal Texas Project, which is undertaking coastal resiliency efforts, and learn about the need for barriers as they are undertaking a signifi

Gary and K.Lynn Ray
Gary and K.Lynn Ray (Dec 5, 2025 09:02:08 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
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REZONING CASE No. ZN8725

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Property Owner(s) Name: Sandpiper Condo 509 Joint Venture

Full Address: 6745 Seacomber Drive Condo# 509 Port Aransas TX 78373 Phone No.: 210-827-1555

( ) In Favor (•) In Opposition

Reason: We oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Max L Frailey for the 509 JV
Max L Frailey for the 509 JV (Dec 9, 2025 10:03:58 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

Tuesday, December 9, 2025

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

Access Online Services

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting	Wednesday, December 10, 2025
Name	Julie McNeil
Address	6745 Seacomber, unit 601 Port Aransas, TX, 78373
Please select the Board, Committee, or governing body that your comments are directed to:	Planning Commission

Comment

I am opposed to the possibility of a beach access road adjacent to the Sandpiper condos. It would cause damage to the dunes, and make for flooding . The tides become high in that place on the beach.

Provide an email to receive a copy of your submission.	jmcneil1@mygrande.net

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Turtles at the Sandpiper LLC (Lisa Pfluger, Manager)

Full Address: 6745 Seacomber Drive Condo# 602 Port Aransas TX 78373 Phone No.: 512.633.5128

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection to the environment and many properties along this stretch of the coastal frontage. This would directly weaken the storm and flood protections to Sandpiper, Sea Gull, Lost Colony, ar

Lisa Pfluger (Dec 3, 2025 16:33:00 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

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Property Owner(s) Name: Michael and Ann McClelland

Full Address: 6745 Seacomber Drive Condo# 605 Port Aransas TX 78373 Phone No.: 2102487794

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Michael L. McClelland
Michael L. McClelland (Dec 3, 2025 16:50:54 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Gerald & Irma Moodt David & Molly Vitela

Full Address: 6745 Seacomber Drive Condo# 607 Port Aransas TX 78373 Phone No.: 7135620110

( ) In Favor (•) In Opposition

Reason: An access road through the dunes would cause additional erosion to Sandpiper beach.

Gerald Moodt
Gerald Moodt (Dec 7, 2025 16:28:08 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

Sunday, December 7, 2025

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

Access Online Services

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting Wednesday, December 10, 2025

Name Gerald Moodt

Address Sandpiper Condominiums, 6745 Seacomber Drive Condo 607 Cypress, Texas, 78373

Please select the Board, Committee, or governing body that your comments are directed to: Planning Commission

Comment

I have owned Sandpiper condo #607 since 2015. I oppose adding an additional access road through the dunes that will cause further beach erosion and increase safety concerns. Beach space is already narrow between the beach boardwalk and high tide and increased closeness of vehicle traffic. Sandpiper has had to repair the beach access walkway twice since Harvey due to storm damage and beach shrinkage. If another storm were to come in, the access road would allow storm surge to come past dunes and flow behind dunes to potentiality flood the Sandpiper. If the property floods and our beaches shrink further, it will reduce property values and our ability to rent. Sandpiper has 105 units; each condo pays about $12,000 dollars annually property taxes. 72 units are in the rental pool generating STR tax income for Corpus Christi. We consider ourselves one the premier vacation rental spots on the island, due to our amenities, view of the beach, and boardwalk easy access to the beach.

Upload supporting images or documents.







Provide an email to receive a copy of your submission. geraldmoodt@att.net


trash can line
Boardwalk


road
Boardwalk


road
Trash can row

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: David J. Hofan

Full Address: 6745 Seacomber Drive Condo# 608 Port Aransas TX 78373 Phone No.: 651-307-3331

( ) In Favor (•) In Opposition

Reason: i oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken the Sandpiper's storm and flood resilience

David J. Hogan
David J. Hogan (Dec 3, 2025 17:42:37 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Agnes Lowe

Full Address: 6745 Seacomber Drive Condo# 609 Port Aransas TX 78373 Phone No.: 2102160729

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Agnes S. Lowe
Agnes S. Lowe (Dec 8, 2025 13:46:50 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Mary Olive Judson

Full Address: 6745 Seacomber Drive Condo# Mary Olive Judsor Port Aransas TX 78373 Phone No.: 701

( ) In Favor (•) In Opposition

Reason: Safety of my family. There are already so many cars on the beach. I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Mary Olive Judson
Mary Olive Judson (Dec 3, 2025 14:03:15 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: GCHJR/ Anne Hagelstein

Full Address: 6745 Seacomber Drive Condo# 702 Port Aransas TX 78373 Phone No.: 2102408774

( ) In Favor (•) In Opposition

Reason: Excessive traffic, beach safety for families, property crime, property flooding because of sand dunes being removed, property values

Anne Hagelstein (Dec 5, 2025 11:27:37 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Jingyu Cui & Hasnain Rangwalla

Full Address: 6745 Seacomber Drive Condo# 704 Port Aransas TX 78373 Phone No.: 7137250806

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

Jingyu Cui (Dec 5, 2025 17:13:00 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Donna Schifrin, Scherzo Music Pension Trust Fund

Full Address: 6745 Seacomber Drive Condo# 705 Port Aransas TX 78373 Phone No.: 3102780733

( ) In Favor (◉) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Donna Schifrin
Donna Schifrin (Dec 9, 2025 08:47:18 PST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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REZONING CASE No. ZN8725

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Property Owner(s) Name: Roger Borgelt

Full Address: 6745 Seacomber Drive Condo# 706 Port Aransas TX 78373 Phone No.: 5127717031

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience. The beach is too small here to add inlet!

Kristie Borgelt Gonzales exec. Roger Borgelt (Dec 9, 2025 14:52:32 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: James Garrison

Full Address: 6745 Seacomber Drive Condo# 707 Port Aransas TX 78373 Phone No.: 2104225309

( ) In Favor (◉) In Opposition

Reason: oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

James R Garrison Jr (Dec 8, 2025 15:14:47 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from **AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map property to be rezoned is described as:

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Property Owner(s) Name: Michael + Elizabeth K. Dignum #708

Address: 6745 Beachcomber Dr. Port Aransas, TX 78373 Phone No.: 817-897-0020

( ) In Favor (✓) In Opposition

Reason:

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
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PUBLIC HEARING NOTICE
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Property Owner(s) Name: Tim Laudadio

Full Address: 6745 Seacomber Drive Condo# 709 Port Aransas TX 78373 Phone No.: 210-710-3618

( ) In Favor (◉) In Opposition

Reason: Primarily opposed to a beach access road being installed. Also, environmental concerns.

Tim Laudadio
Tim Laudadio (Dec 1, 2025 20:55:54 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
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Property Owner(s) Name: Linda Thompson

Full Address: 6745 Seacomber Drive Condo# 803 Port Aransas TX 78373 Phone No.: 5124612300

( ) In Favor (◉) In Opposition

Reason: oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Linda Thompson
Linda Thompson (Dec 10, 2025 08:26:37 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
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Property Owner(s) Name: Joe and Cynthia Dunlap

Full Address: 6745 Seacomber Drive Condo# 805 Port Aransas TX 78373 Phone No.: 254-744-8472

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

Cynthia Dunlap
Cynthia Dunlap (Dec 2, 2025 08:38:27 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
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Property Owner(s) Name: Mark Maunder

Full Address: 6745 Seacomber Drive Condo# #806 Port Aransas TX 78373 Phone No.: 5125965998

( ) In Favor (•) In Opposition

Reason: Environmental risk from unneeded beach access road

Mark Maunder (Dec 2, 2025 14:00:01 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

Saturday, December 6, 2025

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

To submit a service request, ask a question, report a violation, browse city-required permit forms or access services online, click here:

Access Online Services

To continue submitting a **written public comment** click Next below.

Public Comment & Input Form

For City Council Meetings, Board Meetings, & Commission Meetings

Date of Meeting	Wednesday, December 10, 2025
Name	James and Christine Droste
Address	6745 Seacomber Dr, 807 Port Aransas, Tx, 78373
Please select the Board, Committee, or governing body that your comments are directed to:	Planning Commission

Comment

Add'n info found in attachment. We strongly oppose the proposed construction of a beach-access road through the dune adjacent to Sandpiper Condo, The Lost Colony, and Coastal Dunes. Removing this dune would create permanent public-safety, flooding, ecological, and economic risks that cannot be mitigated by vegetation replacement or engineering. The beach at this location is extremely narrow, and an access road would increase danger to humans, worsen erosion, and allow storm waters to breach inland. The dune is a critical storm-protection barrier that absorbs wave energy, reduces surge, and protects homes, businesses, and evacuation routes. Dune removal disrupts natural sand transport, accelerates shoreline retreat, damages habitats, and requires continual costly maintenance. Nearby access roads already meet public and emergency needs. Preserving this intact dune is essential for storm resilience, habitat protection, and community stability. We urge denial of this road through the dune.

Upload supporting images or documents.	PDF Rezoning case ZN8725 Opposition to … .pdf
Provide an email to receive a copy of your submission.	droste_c@icloud.com

Public Comment / Objection December 7, 2025

Project: Rezoning case ZN8725 Proposed Beach-Access Road through Mustang Island Dune - Adjacent Properties (Sandpiper Condominiums, The Lost Colony and Coastal Dunes)

Submitted by: James and Christine Droste Sandpiper Condominiums #807

Executive Summary

We strongly oppose the destruction of the dune on Mustang Island for construction of a beach-access road located adjacent to the properties of Sandpiper Condominiums, The Lost Colony and Coastal Dunes. Removing the dune would create permanent risks to public safety and ecological systems that cannot be mitigated by vegetation replacement or artificial engineering. Coastal dunes are not simply piles of sand—they are living, dynamic landforms that provide essential environmental, economic, and public-safety benefits to our community. Dunes are the island's first and strongest line of storm protection for Mustang Island's vulnerability to tropical storms and hurricanes. The dunes absorb wave energy, reduce storm-surge impact, and protect inland homes, businesses, infrastructure, and critical evacuation routes. Removing a dune for a road increases long-term risk and future recovery costs for the community.

Dunes—regardless of size—are critical for:

- Public Safety
- Storm surge protection, flood mitigation, and infrastructure risk
- Barrier-island resilience under sea-level rise
- Stabilization of beach and back-island environments and preservation of habitats
- Economic and recreational sustainability

We provide the following support for our opposition:

1. Public Safety
    a. Human and vehicle traffic danger: The beach width in the area of the Sandpiper Condo, The Lost Colony, and new Coastal Dunes property is extremely narrow. Currently, vehicle travel is close to beach goers and oftentimes to the water. During high tide and other times, this narrow width increases the safety risk for beach goers and vehicles. Having an access point at this narrow location would further endanger human lives because of the further narrowing of the beach due to the amount of land needed for the road, the road's on and off points; and increased vehicle traffic.
    b. Emergency Vehicle access and public access: Just north of this proposal area, one new beach access road has been created and another one has received funding. These roads are located on wider areas of the beach front and less riskier terrain flooding. Taking into account these two new access roads and the already existing beach access roads, emergency vehicle access and public access needs will be met.

c. Dunes act as natural seawalls. Removing them reduces protection from storm surge and wave energy during hurricanes. This exposes inland neighborhoods, businesses, and public infrastructure to significantly greater damage and raises future disaster recovery costs.

2. Storm Surge, Flooding, and Infrastructure Risk
    a. Constructing a beach access road at this dune site would create a permanent vulnerability, increasing flooding risk to adjacent properties and public infrastructure. During storms, surges, and hurricanes, the water line at this dune site is at its edge and in some situations overlapping. Having an access point along the dune will allow the water to breach the protective dune barrier by travelling up this road and/or over and behind the dune. This will affect the integrity of the dune and the surrounding properties; public safety; over time a new water way channel may form because of the natural tendencies of waterways to join (the Gulf, the Coastal Dune property's ponds and bay).
    b. Evacuation routes could be blocked from storm waters travelling on the road instead of being held by the dune.
    c. High burden on the already over extended government entities for on-going engineering and maintenance of this area to ensure that the above does not happen.
    d. Observational and remote-sensing studies reveal that natural dune-vegetation systems outperform hardened or engineered defenses during hurricanes (Nairn, Smith, & Johnson, 2024).
    e. Even small dunes reduce overtopping and wave energy transmission. Roads built through dunes exacerbate erosion and require repeated maintenance due to storm damage (Ruggiero, List, & Hapke, 2025).
    f. The proposed road would disrupt dune continuity, compromising the island's natural ability to withstand storms and recover after overwash events (Vieira da Silva et al., 2024; Ciarletta et al., 2024).
    g. Barrier islands rely on continuous foredunes to maintain elevation, dissipate wave energy, and prevent overwash (Ciarletta, Frey, Hein, & Lorenzo-Trueba, 2024; Vieira da Silva, Ferreira, Costas, Martínez, & Plomaritis, 2024).
    h. Numerical modeling and field studies show that even small dunes significantly reduce storm surge and inland flooding. Breaching dunes introduces preferential pathways for storm-driven water, which accelerates beach and back-island erosion (De Alegría-Arzaburu, Masselink, & Rocha, 2023).

3. Sea-Level Rise and Long-Term Barrier-Island Stability
    a. Dunes and beaches operate as one natural connected system. When a dune is removed, the beach behind and around it begins to erode more rapidly by disrupting sand transport patterns. This accelerates shoreline retreat, removes recreational beach area (narrowing), and makes the island more vulnerable to flooding.
    b. Replacing a dune with a road creates a hardened corridor that forces sand movement outward instead of upward, undermining natural recovery processes and increased need for expensive renourishment projects.

c. A road in place of a dune will require continuous maintenance and will likely fail during major storm events.
d. A road cut through the dune would inhibit this natural process, accelerate overwash formation, and destabilize the island, undermining long-term resilience.
e. Barrier islands are dynamic systems that migrate landward naturally in response to rising seas. Continuous foredunes are critical for maintaining structural integrity and enabling adaptive migration (Ciarletta et al., 2024; Thorne et al., 2023).

4. Stabilization of beach and back-island environments and preservation of habitats
    a. Dune vegetation—such as sea oats, beach morning glory, and other salt-tolerant plants—anchors the sand and allows dunes to recover after storms. Bulldozing or cutting through the dune severs root systems and eliminates plant communities that take years to reestablish. Without this vegetation, dunes lose their ability to rebuild naturally, causing long-term destabilization.
    b. This dune's mature infrastructure should stay intact to continue to provide stabilization and after storm recovery independent of storm size; and support the well established ecosystem (migratory birds, water, vegetation and animals).
    c. Disturbing the dune compromises mature root systems, which are essential for dune stabilization and recovery after storms. Immature vegetation cannot replace the protective function of established dunes and may accelerate erosion during extreme events (De Vet & Splinter, 2023).
    d. Removing the dune would fragment ecosystems, threaten wildlife, and affect the ecological integrity of this area. Dunes provide critical habitat for vegetation, shorebirds, and invertebrates (Thorne, Phelps, & Williams, 2023; Delgado-Fornué, Miralles, & Silva, 2024).

5. Economic and Social Considerations
    a. Preserving the dune protects both public safety and economic interests. Tourism, recreation, and coastal property values depend on healthy beaches and intact dunes.
    b. Removing the dune would accelerate erosion, increase maintenance costs, and degrade scenic and recreational value (Vieira da Silva et al., 2024; Ruggiero et al., 2025).
    c. Recognizes the importance of maintaining the integrity of dune ecosystems for ecological, storm-protection, and community safety purposes (City of Corpus Christi Dune Protection and Beach Access Regulations, Corpus Christi, 2023).

<u>Conclusion</u>

We urge the City Council and associated departments to deny permits or approvals that would compromise this dune's preservation.

For these reasons, we urge reconsideration of any plan that would remove or weaken Mustang Island's protective dune system and particularly in this area. Preserving these dunes is not an obstacle to progress—it is a necessary investment in public safety, environmental stewardship, preserving the island's greatest asset, and long-term economic stability.

For the public safety, ecological integrity, and long-term sustainability of the immediate area and Mustang Island as a whole:

1. We urge the City Council and relevant departments to deny any permit or approval that would allow construction of a vehicular road through the dunes.
2. Preservation of dunes is not only an ecological imperative but also consistent with the City's own stated goals for coastal management and community protection.
3. Public safety is key and the beach width is too narrow to ensure human, property, and vehicle safety.
4. Near beach access roads provide emergency vehicle access and visitor access.
5. The dune in its intact state is critical for storm protection and barrier-island stability.
6. Compromising a dune removal increases flooding, erosion, and habitat loss.
7. Natural dune systems outperform engineered solutions in resilience.
8. Ecosystems and wildlife depend on intact dunes.
9. Economic and recreational costs increase with dune destruction.

References (APA 7th Edition)

Ciarletta, D. J., Frey, A. E., Hein, C. J., & Lorenzo-Trueba, J. (2024). Implications for the resilience of modern coastal systems derived from mesoscale barrier dynamics at Fire Island, New York. Earth Surface Dynamics, 12, 449–467.

De Alegría-Arzaburu, A. R., Masselink, G., & Rocha, M. M. (2023). Dune erosion during storm surges: A review of the observations, physics and modelling of the collision regime. Coastal Engineering, 185, 104272.

De Vet, P. L. M., & Splinter, K. (2023). Does vegetation accelerate coastal dune erosion during extreme events? Science Advances, 9(24), eadi8451.

Delgado-Fornué, M., Miralles, J., & Silva, R. (2024). Topographic–vegetation interactions on an incipient foredune field post-tropical storm. GeoHazards, 5(4), 57.

Nairn, R., Smith, J., & Johnson, L. (2024). Data-driven assessment of the impact of Hurricanes Ian and Nicole: Natural and armored dunes in the aftermath of hurricanes on Florida's Central East Coast. Remote Sensing, 16(9), 1557.

Ruggiero, P., List, J., & Hapke, C. (2025). Modeling the impacts of sand placement strategies on barrier island evolution in a semi-enclosed bay system. Coastal Engineering, 194, 104458.

Thorne, K. M., Phelps, L., & Williams, T. (2023). Predicting sea-level rise impacts to barrier island habitats. U.S. Geological Survey, Scientific Investigations Report 2023-5015.

Vieira da Silva, G., Ferreira, Ó., Costas, S., Martínez, G., & Plomaritis, T. A. (2024). Evaluating barrier beach protection with numerical modelling: A practical case. Coastal Engineering, 190, 104389.

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Property Owner(s) Name: Gordon R. Welch, Jr. and Debra Welch

Full Address: 6745 Seacomber Drive Condo# 809 Port Aransas TX 78373 Phone No.: 3618774898

( ) In Favor (●) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Gordon R. Welch, Jr. and Debra Welch
Gordon R. Welch, Jr. and Debra Welch (Dec 3, 2025 12:00:22 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

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Property Owner(s) Name: Tracy Bitter Pressly

Full Address: 6745 Seacomber Drive Condo# 905 Port Aransas TX 78373 Phone No.: 3184539843

( ) In Favor (•) In Opposition

Reason: This will be harmful to the environment as well as the Sandpiper condominiums. There has already been enough issues of beach erosion and we certainly do not need more.

Tracy Bitter Pressly
Tracy Bitter Pressly (Dec 3, 2025 13:55:07 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Mindi Alterman trustee

Full Address: 6745 Seacomber Drive Condo# 906 Port Aransas TX 78373 Phone No.: 2102601554

( ) In Favor (•) In Opposition

Reason: Beach access will injure health of dunes and jeopardize condo

Mindi Alterman (Dec 8, 2025 22:19:07 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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Property Owner(s) Name: Mike and Lynn Smiley

Full Address: 6745 Seacomber Drive Condo# 907 Port Aransas TX 78373 Phone No.: 2102694654

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience

michael & Lynn Smiley
michael & Lynn Smiley (Dec 3, 2025 13:06:16 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Suzanne Rohan

Full Address: 6745 Seacomber Drive Condo# 909 Port Aransas TX 78373 Phone No.: 2108659588

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Suzanne Rohan (Dec 1, 2025 19:04:20 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Robert Reddick and Bettie Stone Reddicck

Full Address: 6745 Seacomber Drive Condo# 1004 Port Aransas TX 78373 Phone No.: 2102797943

( ) In Favor (◉) In Opposition

Reason: Any inclusion of vehicular beach access road would damage the dunes, which currently provide natural protection and would weaken Sandpiper's storm and flood resilience.

Robert Reddick, Bettie Stone-Reddick
Robert Reddick, Bettie Stone-Reddick (Dec 9, 2025 12:03:32 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Mrs Mary J Strittmatter

Full Address: 6745 Seacomber Drive Condo# 1005 Port Aransas TX 78373 Phone No.: 3613311374

( ) In Favor (◉) In Opposition

Reason: Road would damage dunes which are natural protection for storm and flood resistance.

Mary strittmatter
Mary strittmatter (Dec 7, 2025 16:32:31 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: George A Bannayan Irrevocable Trust 2006

Full Address: 6745 Seacomber Drive Condo# 1009 Port Aransas TX 78373 Phone No.: 210-912-1452

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Suzanne Rostomian, Trustee
Suzanne Rostomian, Trustee (Dec 9, 2025 14:12:05 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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REZONING CASE No. ZN8725

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Property Owner(s) Name: GC Hagelstein/ Anne C Hagelstein

Full Address: 6745 Seacomber Drive Condo# 1101 Port Aransas TX 78373 Phone No.: 2102408774

( ) In Favor (•) In Opposition

Reason: Environmental , flooding the building, property damage/theft, property value, beach safety from excessive traffic

Anne C Hagelstein (Dec 5, 2025 11:18:57 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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Property Owner(s) Name: Hal Woodward

Full Address: 6745 Seacomber Drive Condo# 1104 Port Aransas TX 78373 Phone No.: 325-647-3470

( ) In Favor (•) In Opposition

Reason: Environmental concerns and beach erosion

Hal Woodward (Dec 8, 2025 14:15:38 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: William J. Lennox, Jr.

Full Address: 6745 Seacomber Drive Condo# 1105 Port Aransas TX 78373 Phone No.: 845-238-4529

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

William J. Lennox, Jr.
William J. Lennox, Jr. (Dec 2, 2025 14:56:58 EST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

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REZONING CASE No. ZN8725

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A property located at or near 6753 State Highway 361 (SH 361), being a 34.12-acre tract of land, as established by metes and bounds, and described as Lots 47-49, Block 1, Mustang Island Section 2 Subdivision, located along the south side of State Highway 361 (SH 361), north of Beach View Drive, and south of Beachcomber Drive. See map on the reverse side.

The Planning Commission will conduct a public hearing to discuss and formulate a recommendation to the City Council. The public hearing will be held on **Wednesday, December 10, 2025,** during one of the Planning Commission's regular meetings, which begins at **05:30 p.m.** The hearing will be held in the City Council Chambers, **1201 Leopard Street**. You are invited to attend this public hearing to express your views on this rezoning.

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Persons with disabilities planning to attend this meeting, who may require special services, are requested to contact the City Secretary's Office at least 48 hours in advance at 361-826-3105.

Si usted desea dirigirse al Consejo de Ajuste y su inglés es limitado, habrá un interprete en la junta para ayudarle. Para más información, favor de llamar al Departamento de Servicios de Desarrollo (361) 826-3240.

NOTE: In accordance with the Planning Commission By-Laws, no discussion shall be held by a member or members of this Commission with an applicant or appellant concerning an application or appeal, either at home or office, or in person, by telephone call or by letter.

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7 Tex. Admin. Code §211.006(d), Corpus Christi Unified Dev. Code §3.3.4

To be on the record, this form must be filled out, signed by the current property owner(s), and returned in its entirety via mail to the return address on this notice or to the email address below.

Property Owner(s) Name: Frank J Garcia

Full Address: 6745 Seacomber Drive Condo# 1106 Port Aransas TX 78373 Phone No.: 2103634154

( ) In Favor (•) In Opposition

Reason: Extensive ecological damage and erosion that protects the stated property.

Frank Garcia (Dec 8, 2025 15:23:53 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Tina Massey

Full Address: 6745 Seacomber Drive Condo# #1205 Port Aransas TX 78373 Phone No.: 5125859427

( ) In Favor (•) In Opposition

Reason: I oppose the inclusion of any vehicular beach access road as it would damage the dunes, which currently provide natural protection and would directly weaken Sandpiper's storm and flood resilience.

Tina Massey
Tina Massey (Dec 6, 2025 11:41:44 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

Coastal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"RM-AT" Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: MANSUETO/PHOENIX

Full Address: 6745 Seacomber Drive Condo# 1209 Port Aransas TX 78373 Phone No.: 210-643-1006

( ) In Favor (•) In Opposition

Reason: A roadway that penetrates the dunes reduces the water and wind protection provided by an intact dunes system. The proposed roadway would increase the risk of water and wind damages to the Sandpiper Condominium. Currently, a new beach-access road is only a few miles away, reducing the need for additio

Michael A. Mansueto
Michael A. Mansueto (Dec 4, 2025 17:01:03 CST)

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone:
361-826-3574 INFOR
Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

C[illegible]l Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from A[illegible]ultifamily Apartment Tourist District to the **"RM-AT/PUD" Multifamily Apartment Tourist** w[illegible] **a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. T[illegible] pr[illegible]perty to be rezoned is described as:

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Property Owner(s) Name: TIMOTHY D WEGNER

Address: 8841 MARAUDER DR. CORPUS CHRISTI, TX 78414 Phone No.: 361-215-2482

( ) In Favor (X) In Opposition

Reason: NOT IN FAVOR OF BEACH ACCESS; INCREASED FLOODING, TRAFFIC, DANGEROUS SPEEDING

Timothy Wegner
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 7

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

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Property Owner(s) Name: Day Payton Smith

Address: 3518 Lynn Kaye Circle SAT 78217-3231 Phone No. 210-287-3135

( ) In Favor (X) In Opposition

Reason: wetlands, endangered species, protection of species attracted to the area, protect the dunes

Day Smith
Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

PUBLIC HEARING NOTICE
PLANNING COMMISSION
REZONING CASE No. ZN8725

stal Dunes, LLC. has petitioned the City of Corpus Christi to consider a change of zoning from the **"R A. Multifamily Apartment Tourist District** to the **"RM-AT/PUD" Multifamily Apartment Tourist District with a Planned Unit Development Overlay,** not resulting in a change to the Future Land Use Map. The property to be rezoned is described as:

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Property Owner(s) Name: Vincent Caldwon

Address: 6877 SH 361, #32 Port Aransas, TX 78373 Phone No.: 512 788 0076

( ) In Favor (X) In Opposition

Reason: From environmental and risk mitigation perspective, this rezoning plan negetively impacts my property

Signature

Planner Assigned: Saradja Registre
Email: Zoning@corpuschristitx.gov
Phone: 361-826-3574
INFOR Case No. ZN8725
Property Owner ID: 3

Public Hearing - Rezoning for a property located at or near 1730 and 1738 Ramfield Road.

Zoning Case No. ZN8987, Clint and Catherine Tucker (District 4). Ordinance rezoning a property at or near 1730 and 1738 Ramfield Road from the “FR/APZ-1” Farm Rural District within the Accident Potential Zone-1 (APZ-1) to the “RS-15/APZ-1” Single-Family 15 District within the Accident Potential Zone-1 (APZ-1); providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

ZONING REPORT
Case ZN8987

APPLICANT & SUBJECT PROPERTY

District: 4
Owner: Clint and Catherine Tucker
Applicant: Clint and Catherine Tucker
Address: 1730-8 Ramfield Road, located along the north side of Ramfield Road, south of Carribean Drive, north of Yorktown Boulevard, east of Roscher Road and the Oso Bay, and west of Flour Bluff Drive, and Waldron NOLF.
Legal Description: Lots 3 and 4, Block 1, Layton Manor
Plat Status: The subject property is platted per MRNCT (Map Records of Nueces County, Texas) Volume 68, Page 616, and Volume 59, Page 120.
Acreage of Subject Property: 9.9 Acres
Pre-Submission Meeting: September 9, 2025
Code Violations: None.

ZONING REQUEST

From: "FR/APZ-1" Farm Rural District within the Accident Potential Zone-1 (APZ-1)
To: "RS-15/APZ-1" Single-Family 15 District within the Accident Potential Zone-1 (APZ-1)
Purpose of Request: To facilitate sale of a property.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the Flour Bluff Area Development Plan (Adopted on June 22, 2021).

Military Compatibility Area Overlay District (MCAOD, Effective August 22, 2022): The subject property is within a MCAOD District; particularly APZ-1 (Accident Potential Zone 1) of the Waldron Naval Outlying Landing Field (Waldron NOLF).

NOLF Waldron has a designated the Military Compatibility Area Overlay District to promote the public health, safety, peace, comfort, convenience, and general welfare of the inhabitants of properties surrounding areas of military operations and to prevent the impairment of airfields and the public investment therein.

Accident Potential Zone 1 (APZ-1): Accidental Potential Zone 1 is a zone within the Safety Subzone of the Military Compatibility Area Overlay District consisting of areas beyond the clear zone which still possesses a measurable potential for accidents relative to the clear zone. Residential.

	Zoning District	Existing Land Use	Future Land Use
Site	"FR" Farm Rural District	Low-Density Residential	Low-Density Residential
North		Low-Density Residential, Vacant, Public/Semi-Public	Low-Density Residential, Transportation (Waldron NOLF)
South	"RE" Residential Estate	Transportation (Ramfield Road), Low-Density Residential	Transportation (Ramfield Road), Low-Density Residential
East	"FR" Farm Rural District	Vacant, Low-Density Residential	Low-Density Residential
West			

Roadway Master Plan (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
Ramfield Road	No. 17	Minor Residential Collector (Proposed)	-	-	1	1	No Data	None planned

Bicycle Mobility Plan

The subject property is approximately half a mile west from the nearest proposed bicycle mobility network, a one-way cycle track, along both sides of Flour Bluff Drive.

TRANSIT INTEGRATION

The Corpus Christi RTA provides service to the subject property via Route (4) Flour Bluff near Waldron Road and Yorktown Boulevard, and Waldron Road and Caribbean Drive.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		December 10, 2025	
Tentative City Council 1st Reading		January 27, 2026	
Tentative City Council 2nd Reading		February 10, 2026	
12	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property is 9.9 acres in size, and out of the Layton Manor Subdivision in the Flour Bluff area with existing residential structures, west of the NOLF (Naval Outlying Landing Field)

Waldron, along the north side of Ramfield Road, west of Waldron Road and Flour Bluff Drive. It is under the Military Compatibility Overlay District of the field, specifically under Accident Potential Zone I.

Accident Potential Zone 1 (APZ-1): Accidental Potential Zone 1 is a zone within the Safety Subzone of the Military Compatibility Area Overlay District consisting of areas beyond the clear zone which still possesses a measurable potential for accidents relative to the clear zone. Residential. Accident Potential Zone I of the Military Compatibility Overlay District prohibits residential uses of any density; however, vacant platted lots which are zoned for residential uses; and unplatted properties zoned for residential may be platted and used for single residences, providing they conform to all other applicable requirements of the Military Compatibility Overlay District. In either scenario, such lots may not exceed the density of one single-family residence per acre.

To the north, properties are zoned “FR” Farm Rural District with current land uses of Low-Density Residential, public/semi use, and a vacant property. To the east and west, properties are also zoned “FR” Farm Rural District, with some parcels vacant, and another with public/semi public use. To the south, properties are zoned “RE” Residential Estate with Low-Density residential uses.

The applicant is requesting a change in zoning from the “FR” Farm Rural District to “RS-15” Single-Family 15 District to allow subdivision of the land, which will in turn accommodate an additional single-family structure.

The “RS-15” Single Family 15 Residential District permits single-family detached houses and group homes. A limited number of public and civic uses are allowed, subject to the restrictions necessary to preserve and protect the single-family character of the neighborhood.

Plan CC (City of Corpus Christi Comprehensive Plan) Consistency:
The proposed rezoning is consistent with the following Elements, Goals and Strategies for Decision Makers:

- Future Land Use, Zoning, and Urban Design:
  - Regulations to protect military and civilian airfield and airport use are in place.
    - Continue to consider the compatibility of proposed uses with military airfield operations when making decisions on rezoning requests.
    - Avoid development that is incompatible with the operation of military airfields and the airport.

Flour Bluff ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the Flour Bluff ADP and FLUM designation of Low-Density Residential.

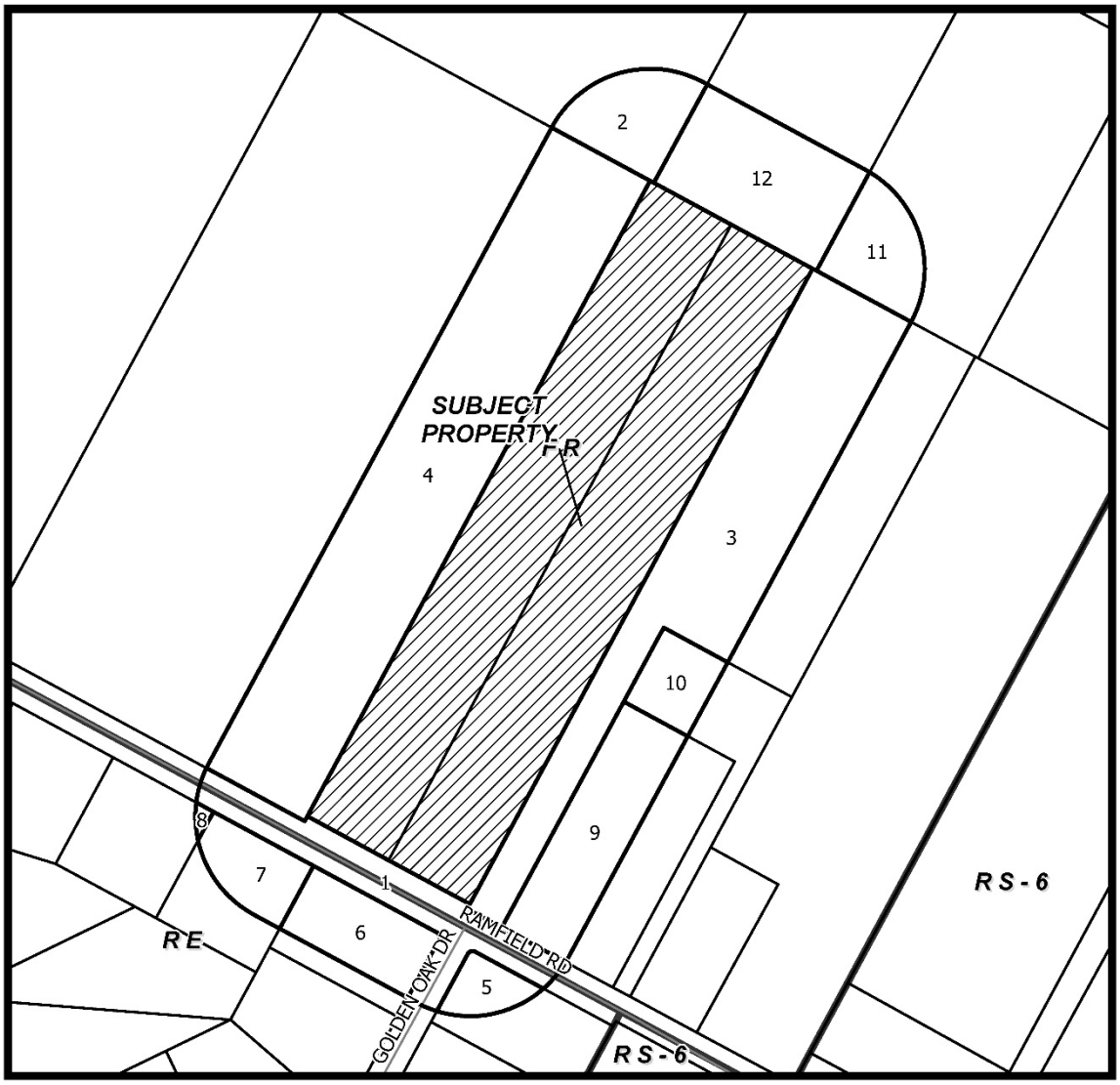
Staff Analysis:
Staff reviewed the subject property’s background information and the applicant’s purpose for the rezoning request and conducted research into the property’s land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared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

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of low-density residential.
- The amendment, if approved, will be compatible with the present zoning and conforming uses of nearby properties, and with the character of the surrounding area.
- The property to be rezoned is suitable for use permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

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 “FR” Farm Rural District to the “RS-15” Single-Family 15 District.

Attachment(s):
(A) Existing Zoning and Notice Area Map.

(A) Metes & Bounds Description and Exhibit



CASE: ZN8987

Zoning and notice Area

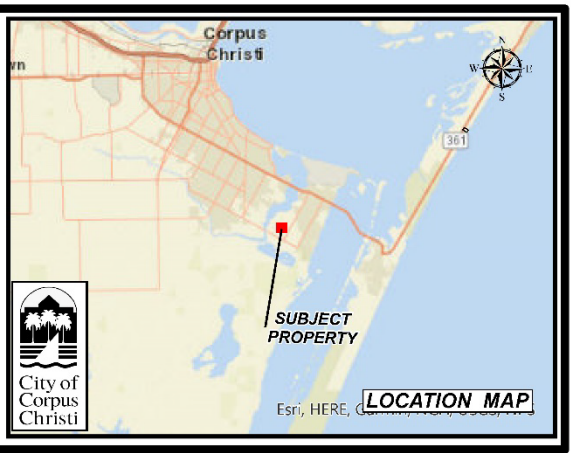
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

Subject Property with 200' buffer

Owners in favor

12 Owners within 200' listed in ownership table

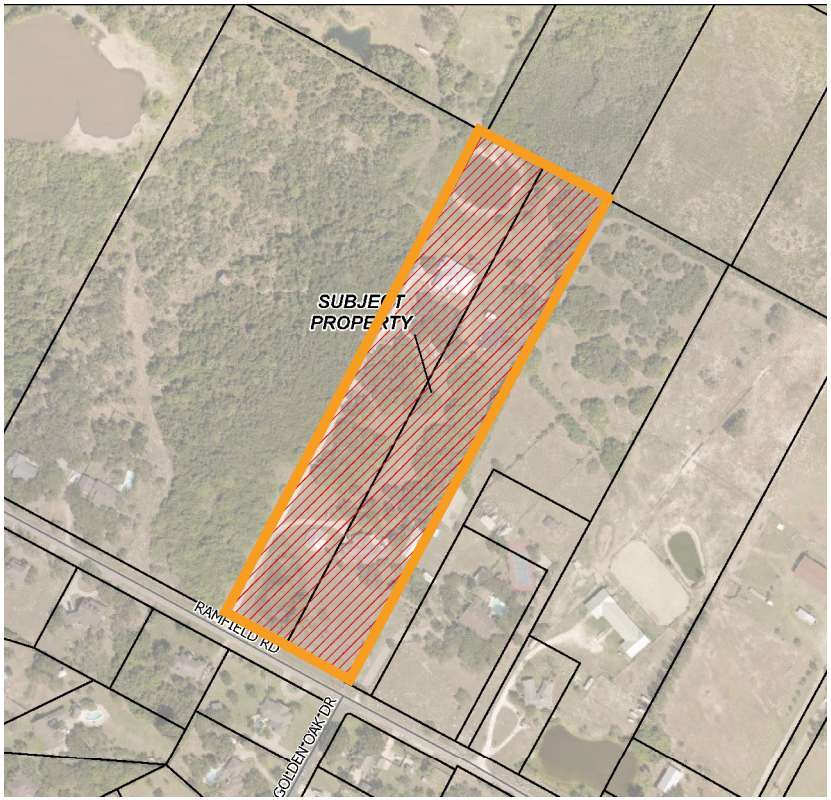
X Owners in opposition





ZONING CASE ZN8987

PLANNING COMMISSION: DECEMBER 10, 2025



CLINT & CATHERINE TUCKER
DISTRICT 4



Rezoning a property at or near

1730-8 RAMFIELD ROAD

From the “FR/APZ-1” District,

to the “RS-15/APZ-1” District



Zoning and Land Use



Proposed Use:

To facilitate sale of property.

Area Development Plan:

Flour Bluff (Adopted Jun-22-2021)

Designated Future Land Use:

Low-Density Residential

Existing Zoning District:

"FR/APZ-1" Farm Rural within the Accident Potential Zone-1

	Existing Land Use	Zoning
Site	Low-Density Residential	"FR"
North	Low-Density Residential, Vacant, Public/Semi-Public	
South	Transportation (Ramfield Road), Low-Density Residential	"RE"
East	Vacant, Low-Density Residential	"FR"
West		



Public Notification

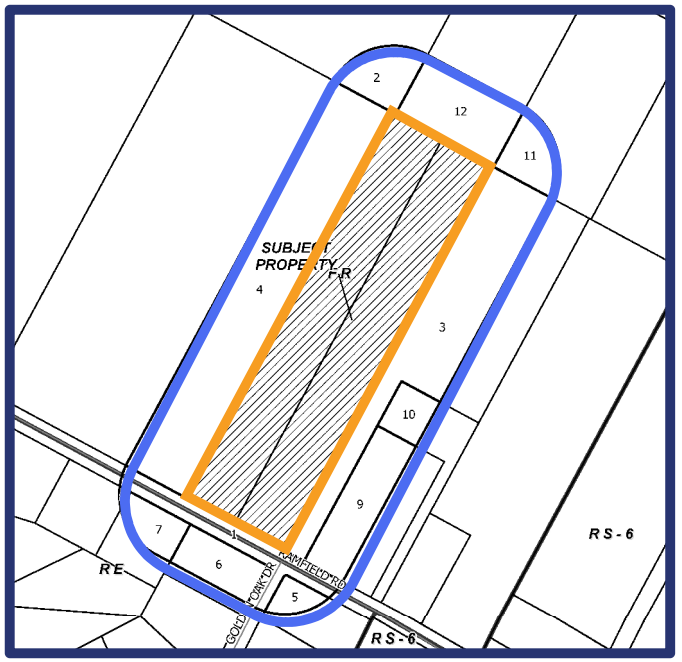
12 Notices mailed inside the 200' buffer
0 Notices mailed outside the 200' buffer

Notification Area

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

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

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





Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan and the future land use designation of low-density residential.

- The amendment, if approved, will be compatible with the present zoning and conforming uses of nearby properties, and with the character of the surrounding area.

- The property to be rezoned is suitable for use permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL





Thank you!

Public Hearing - Rezoning for a property located at or near 601 FM (Farm-to-Market) Road 2444.

Zoning Case No. ZN9032, ZBK, LLC. (OCL) (District 5, Upon Annexation). Ordinance rezoning a property at or near 601 FM (Farm-to-Market) Road 2444 from the “FR” Farm Rural District (upon annexation) to the “RS-22” Single-Family 22 District; providing for a penalty not to exceed $2,000 and publication. (Staff recommends approval).

ZONING REPORT
Case ZN9032

APPLICANT & SUBJECT PROPERTY

District: 5 (Upon Annexation)
Owner: ZBK LLC
Applicant: ZBK LLC
Address: 601 FM (Farm-to-Market) Road 2444, located along the south side of FM-2444, north of the Oso Creek, west of the City's corporate limits and CR-41 (County Road 41), and east of CR-43 (County Road 43).
Legal Description: 109.1 Acres out of Lot 157 Acres out of the South half of Section 30 and North Half of Section 33, Laureles Farm Tracts.
Plat Status: The subject property is not platted.
Acreage of Subject Property: 53.21 Acres
Pre-Submission Meeting: July 18, 2025
Code Violations: None

ZONING REQUEST

From: "FR" Farm Rural District (Upon Annexation)
To: "RS-22" Single-Family 22 District
Purpose of Request: To allow a low-density residential subdivision.

CORPUS CHRISTI COMPREHENSIVE PLAN

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

LAND USE

ADP (Area Development Plan): According to Plan CC, the subject property is located within the London Area Development Plan (Adopted on March 17, 2020).

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

	Zoning District	Existing Land Use	Future Land Use
Site	"OCL" Outside City Limits	Agricultural	Medium-Density Residential
North		Agricultural, Transportation (FM 2444)	Commercial, Medium-Density Residential
South	"OCL" Outside City Limits	Agricultural	Medium-Density Residential
East	"RS-15" Single-Family 15, "RE" Residential Estate		Commercial,

West	"OCL" Outside City Limits		Medium Density Residential

Roadway Master Plan (RMP)

Roadway	Service Area	RMP Designation	Existing Lanes				Peak Hour Volume (2021)	Plan Improvements
			NB	SB	EB	WB		
FM 2444 (Weber Road)	Outside of Master Plan	"A3"	-	-	2	2	No data	None planned.

Bicycle Mobility Plan

The subject property is not located near any bicycle mobility networks

TRANSIT INTEGRATION

The Corpus Christi RTA does not provides service to the subject property via Route.

PUBLIC HEARINGS & NOTIFICATIONS

Planning Commission		December 10, 2025	
City Council 1st Reading		January 27, 2026	
City Council 2nd Reading		February 10, 2026	
11	Notices mailed to property owners within 200 feet of the subject property		
0	In Opposition	0	In Favor
0%	In Opposition	0	Individual Property Owners in Opposition

Background:
The subject property is a 53-acre tract in the London Area, outside the corporate limits of the City of Corpus Christi, made accessible by an access along the south side of FM (Farm-to-Market) 2444 Road/Weber Road, an "A3" class arterial, and is part of a larger parcel slated to be developed as two units. The first phase appears to be connected to subject application for rezoning, and will include approximately 81 lots.

The subject property is immediately west of the City's limits along Weber Road. To the north of the subject parcel, properties are "OCL" Outside City Limits with agricultural uses, as to the south, and west. The properties to the east are zoned "RS-15" Single-Family 15 and "RE" Residential Estate, with agricultural land uses.

The applicant is requesting a change in zoning for a low-density residential subdivision. The "RS-22" Single Family 22 Residential District permit single-family detached houses, group homes, and limited public and civic uses.

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

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

- Future Land Use, Zoning, and Urban Design
  - Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
    - Encourage orderly growth of new residential, commercial, and industrial areas.
    - Promote a balanced mix of land uses to accommodate continuous growth and promote the proper location of land uses based on compatibility, locational needs, and characteristics of each use.
  - Corpus Christi has well-designed neighborhoods and built environments.
    - Support the separation of high-volume traffic from residential areas or other noise-sensitive land uses.
    - Encourage convenient access from medium-density residential development to arterial roads.

London ADP (Area Development Plan) and FLUM (Future Land Use Map) Consistency:
The proposed rezoning is consistent with the London ADP; however, it is inconsistent with the future land use designation of Medium-Density Residential

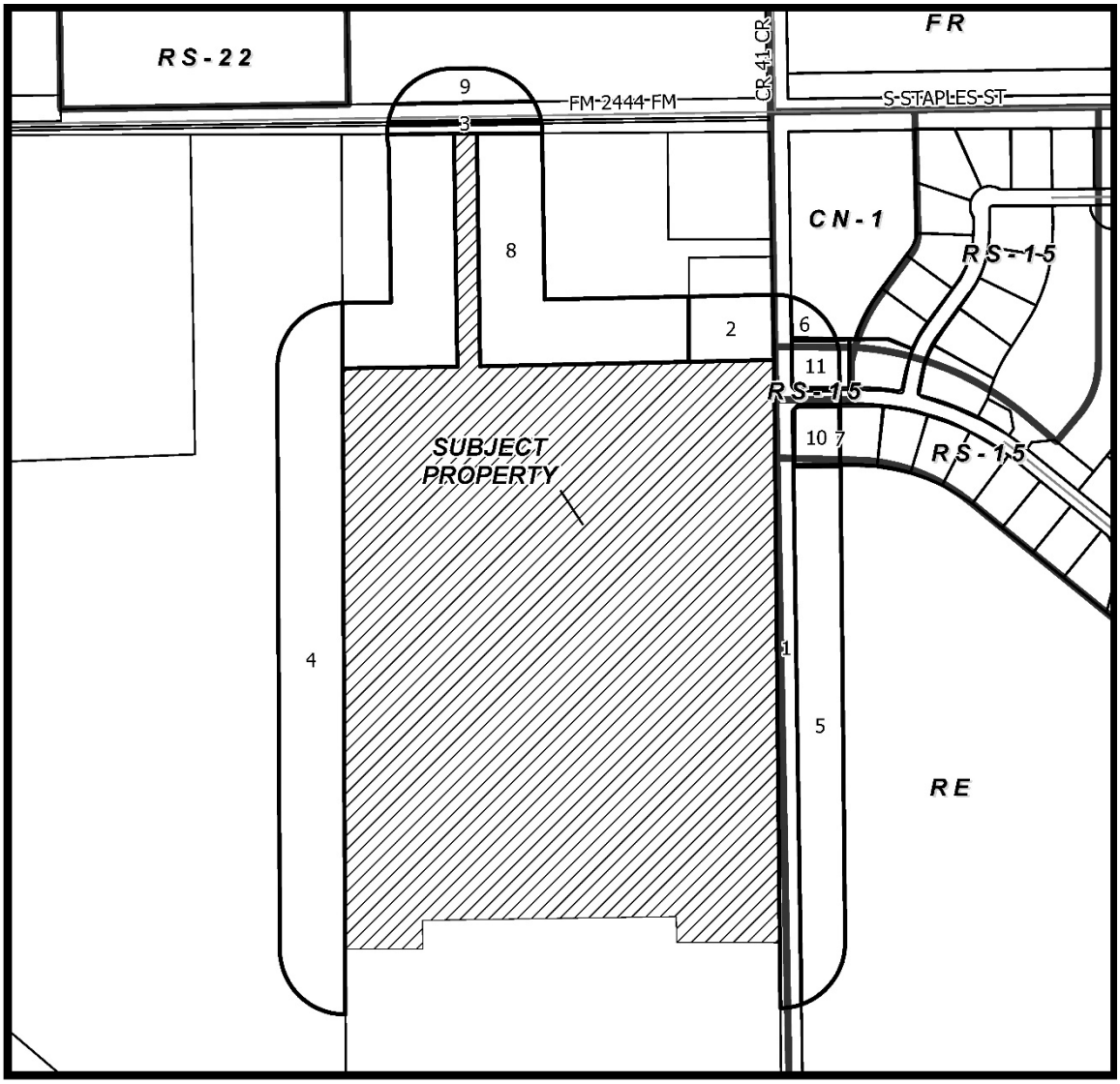
Staff Analysis:
Staff reviewed the subject property's background information and the applicant's purpose for the rezoning request and conducted research into the property's land development history to include platting, zoning, existing surrounding land uses, and potential code violations. Staff compared 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 of Corpus Christi Comprehensive plan; however, it is inconsistent with the future land use designation of Medium-Density Residential
- The amendment, if approved, will be compatible with the present zoning and conforming uses of nearby properties, and with the character of the surrounding area.
- The property to be rezoned is suitable for use permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

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 "FR" Farm Rural District, to be granted upon annexation, to the "RS-22" Single-Family 22 District.

Attachments:
(A) Existing Zoning and Notice Area Map.
(B) Metes & Bounds Description and Exhibit.

(A) Existing Zoning and Notice Area Map



CASE: ZN9032

Zoning and notice Area

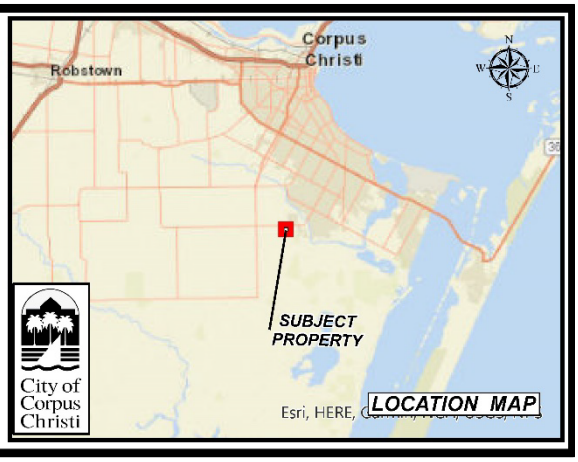
RM-1	Multifamily 1	IL	Light Industrial
RM-2	Multifamily 2	IH	Heavy Industrial
RM-3	Multifamily 3	PUD	Planned Unit Dev. Overlay
ON	Professional Office	RS-10	Single-Family 10
RM-AT	Multifamily AT	RS-6	Single-Family 6
CN-1	Neighborhood Commercial	RS-4.5	Single-Family 4.5
CN-2	Neighborhood Commercial	RS-TF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

Subject Property with 200' buffer

Owners in favor

11 Owners within 200' listed in ownership table

X Owners in opposition



(B) Metes and Bounds

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF NUECES

Field notes of an 53.211 acre tract of land being out of a 109.109 acre tract of land, said 109.109 acre tract also being out of the South one half of Section 30 and the North one half of Section 33 of the Laureles Farm Tracts as recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas, and as described in a warranty deed with vendor's lien from Marie Francoise Meaney a/k/a Marie F. Meaney, individually and as independent executor of the estate of Michael Theodore Meaney, Deceased , and as trustee of the testamentary trusts created under the last will and testament of Michael Theodore Meaney, Deceased; Mary Helen Cabaud Meaney, Joseph John Meaney, a/k/a Joseph J. Meaney; and Elizabeth Anne Meaney, as trustee of the Therese Marie Meaney Trust, to Z.B.K., LLC as recorded under Document No. 2022031868 of the Official Public Records of Nueces County, Texas. Said 53.211 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod set at the intersection of the centerline of Nueces County Road 41 and the southerly right of way line of Farm to Market Highway 2444, said point bearing South 0° 50' 00" East along the centerline of Nueces County Road 41 and the common boundary line between the South one half of Section 30 and South one half of Section 31 of the Laureles Farm Tracts as recorded in Volume 3, Page 15 of the Map Records of Nueces County, Texas, a distance of 65.00 feet from the intersection of the centerline of Farm to Market Highway 2444 and the centerline of Nueces County Road 41, and being the **POINT OF COMMENCEMENT**;

Thence South 0° 50' 00" East along the centerline of Nueces County Road 41 and the common boundary line between the South on half of Section 30 and South one half of Section 31 of the Laureles Farm Tracts a distance of 734.98 feet to a 5/8 inch diameter iron rod found for the northeast corner of this tract and the POINT OF BEGINNING;

Thence South 0° 50' 04" East along the centerline of Nueces County Road 41 and the common boundary line between the South on half of Section 30 and South one half of Section 31 of the Laureles Farm Tracts a distance of 1753.19 feet to a 5/8 inch diameter iron set for the southeast corner of this tract;

THENCE South 89° 09' 52" West, at 50.00 feet passing a 5/8 inch iron rod set in the future Nueces County Road 41 westerly right of way line, in all a distance of 300.00 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE North 0° 50' 08" West a distance of 79.17 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE South 89° 11' 10" West a distance of 776.75 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE South 0° 50' 07" East a distance of 88.07 feet to a 5/8 inch iron rod set for an interior corner of this tract;

THENCE South 89° 12' 25" West a distance of 249.00 feet to a 5/8 inch iron rod set in the common westerly boundary of this tract and easterly boundary of a 74.468 acre tract described in a warranty deed with vendor's lien from Cypress Point Capital, LLC to Four Babba Enterprise, LLC as recorded under Document No. 2016031077 of the Official Public Records of Nueces County, Texas, for the southwest corner of this tract;

THENCE North 0° 50' 07" West along the common westerly boundary of this tract and easterly boundary of a 74.468 acre tract described in a warranty deed with vendor's lien from Cypress Point Capital, LLC to Four Babba Enterprise, LLC as recorded under Document No. 2016031077 of the Official Public Records of Nueces County, Texas, a distance of 1762.06 feet to a 5/8 inch iron rod found for the northwest corner of this tract;

THENCE North 89° 11' 09" East along the northerly boundary of this tract a distance of 358.66 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE North 0° 48' 33" West a distance of 735.00 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE North 45° 53' 39" West a distance of 21.24 feet to a 5/8 inch iron rod found in the southerly right of way line of Farm to Market Highway 2444 for an exterior corner of this tract;

THENCE North 89° 10' 55" East along the southerly right of way line of Farm to Market Highway 2444 a distance of 100.00 feet to a 5/8 inch iron rod found for an exterior corner of this tract;

THENCE South 44° 12' 12" West a distance of 21.22 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE South 0° 48' 51" East a distance of 735.00 feet to a 5/8 inch iron rod found for an interior corner of this tract;

THENCE North 89° 10' 48" East along the northerly boundary of this tract, at 847.07 feet passing a 5/8 inch iron rod set in the future westerly right of way line of Nueces County Road 41, in all a distance of 897.07 feet to the to the **POINT OF BEGINNING**, and containing 53.211 acres of land, more or less.

Notes:

1.) Bearings are based on Global Positioning System NAD 83 Zone 4205 Datum

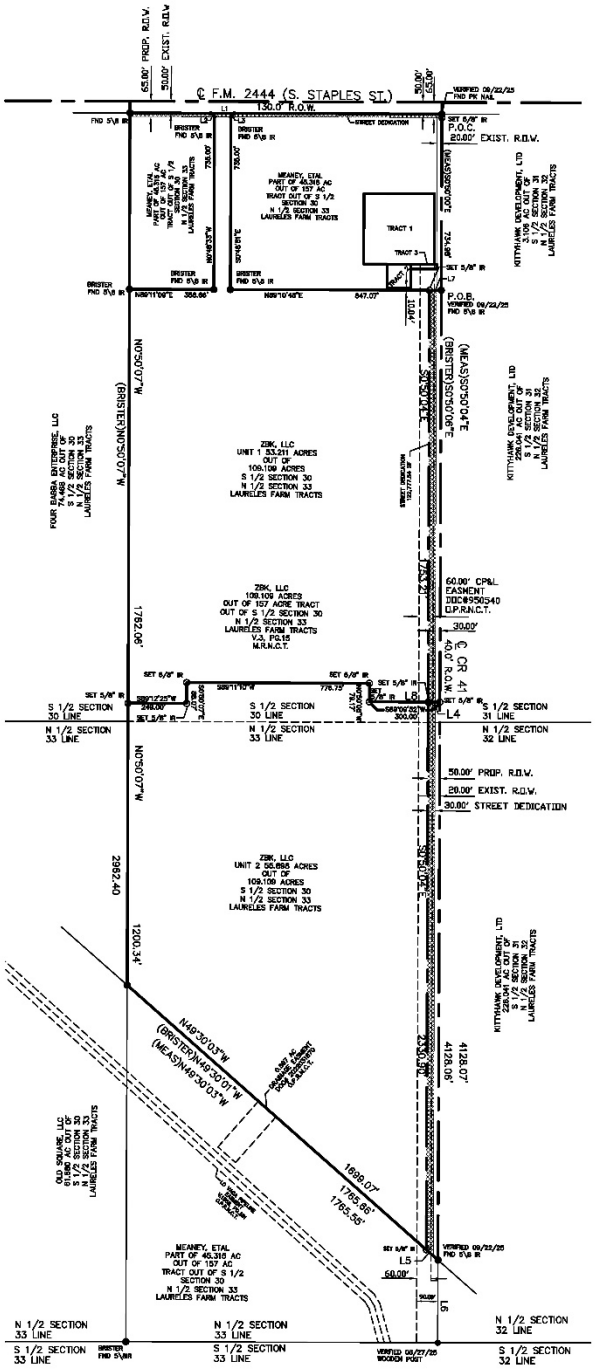
2.) A map of equal date accompanies this Metes and Bounds description.

I, Fred C. Hayden, Jr., do hereby certify that this survey of the property legally described herein was made on the ground this 30th day of September, 2025, and is correct to the best of my knowledge and belief.

Fred C. Hayden

Fred C. Hayden, Jr., RPLS No. 4486





N

SCALE:1"=500'

LINE	BEARING	DISTANCE
L1	N89°10'55"E	100.00'
L2	N45°53'39"W	21.24'
L3	S44°12'12"W	21.22'
L4	S89°09'52"W	50.00'
L5	N49°30'03"E	66.59'
L6	S00°50'04"E	352.24'
L7	N89°10'48"E	50.00'
L8	S89°09'52"W	250.00'

TRACT 1: 2.066 ACRES CENTRAL POWER AND LIGHT CO. GARDENS SUBSTATION SITE DOC # 950542 O.P.R.N.C.T.

TRACT 2: 0.230 CROWN COMMUNICATION, INC. TOWER SITE DOC # 2006051944 O.P.R.N.C.T.

TRACT 3: 0.050 ACRE CROWN COMMUNICATION, INC. 20.00 FOOT ACCESS EASEMENT DOC # 2006051944 O.P.R.N.C.T.

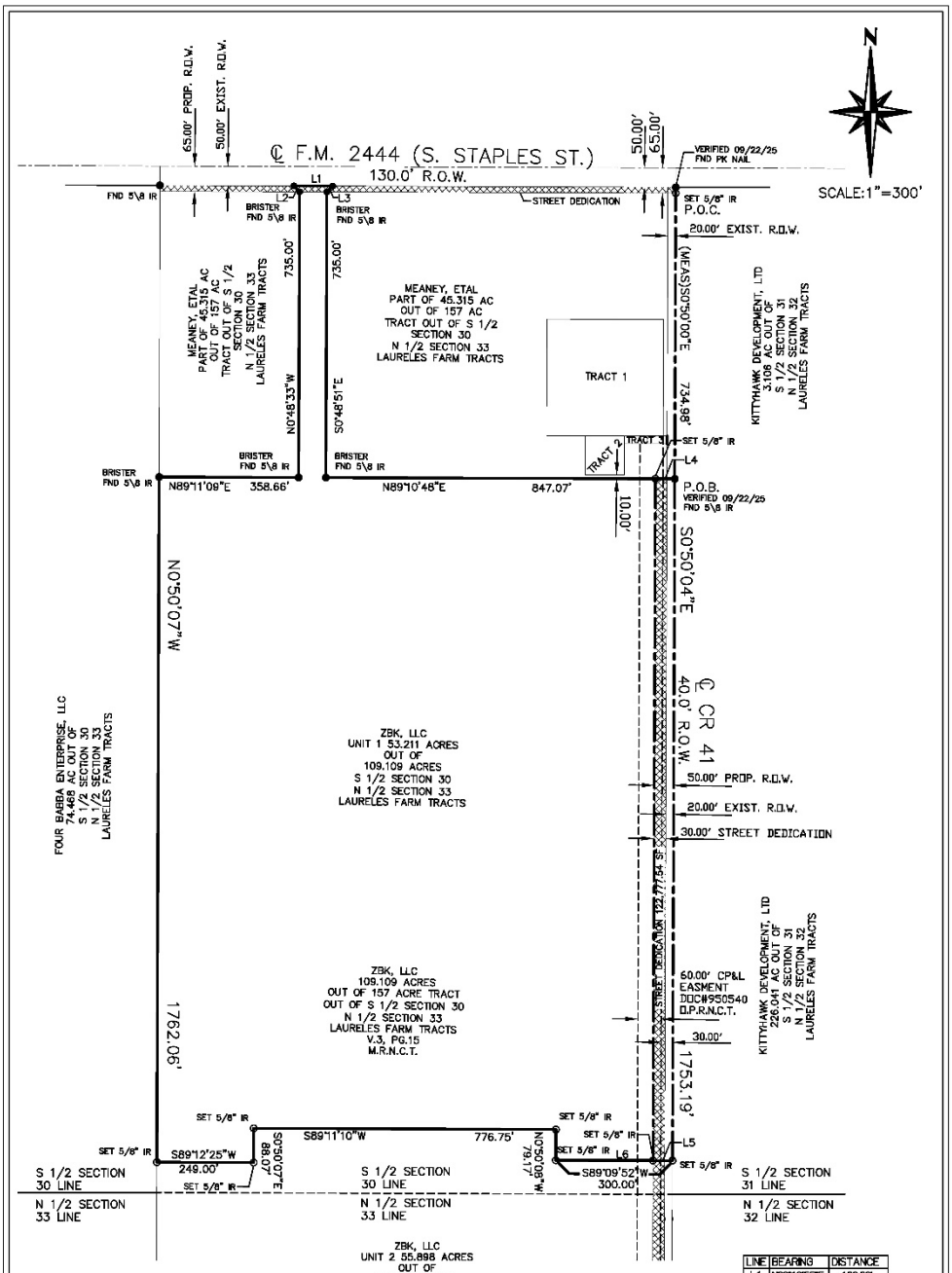
NOTE:
5/8 INCH IR SET AT ALL CORNERS UNLESS NOTED OTHERWISE

JOB NO. 220402
SHEET 1 OF 2
SCALE: 1"=500'
DATE: 09-30-2025
DRN. BY RG
CHK. BY FH

EXHIBIT B-1

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

Hayden Surveying, Inc.
5866 S. STAPLES, SUITE 315
CORPUS CHRISTI, TEXAS 78413
PH: 361-7281-7188, FAX: 361-991-9034



LINE	BEARING	DISTANCE
L1	N89°10'59"E	100.00'
L2	N45°53'39"W	21.24'
L3	S44°12'12"W	21.22'
L4	N89°10'48"E	50.00'
L5	S89°09'52"W	50.00'
L6	S89°09'52"W	250.00'

TRACT 1: 2.066 ACRES CENTRAL POWER AND LIGHT CO. GARDENS SUBSTATION SITE DOC # 950542 O.P.R.N.C.T.

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TRACT 3: 0.050 ACRE CROWN COMMUNICATION, INC. 20.00 FOOT ACCESS EASEMENT DOC # 2006051944 O.P.R.N.C.T.

NOTE:
5/8 INCH IR
SET AT ALL
CORNERS UNLESS
NOTED OTHERWISE

JOB NO. 220402
SHEET 2 OF 2
SCALE: 1"=300'
DATE: 09-30-2025
DRN. BY RG
CHK. BY FH

EXHIBIT B-2

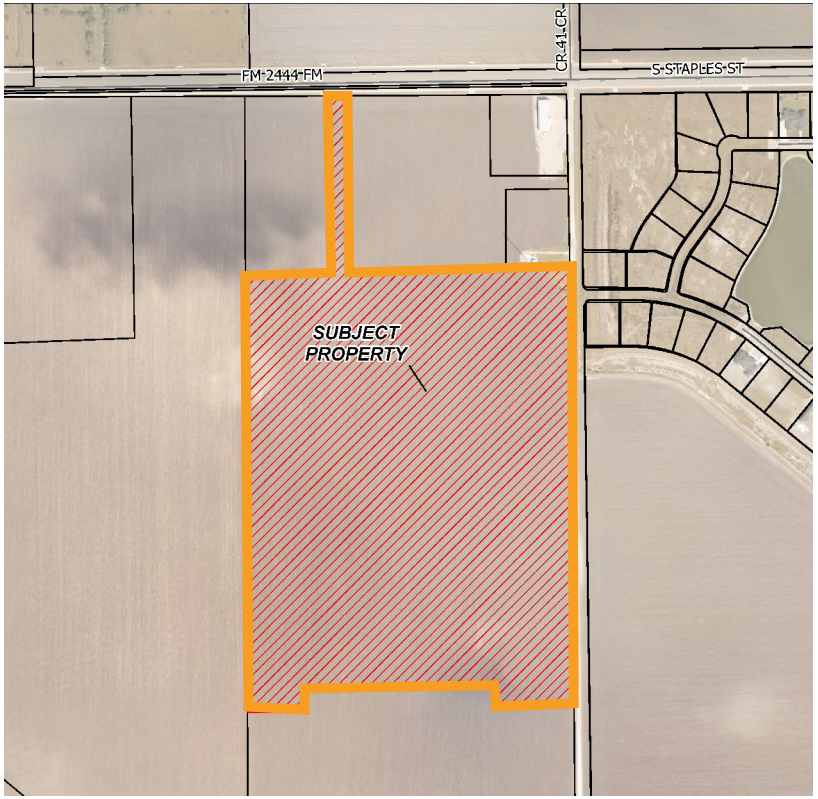
SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION

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CORPUS CHRISTI, TEXAS 78413
PH: 361-7281-7188, FAX: 361-991-9034

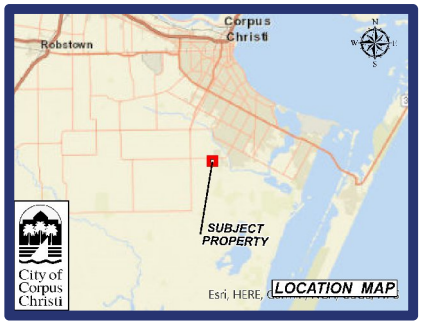


ZONING CASE ZN9032

PLANNING COMMISSION: DECEMBER 10



ZBK LLC
DISTRICT 5
(UPON ANNEXATION)



Rezoning a property at or near

601 FM 2444

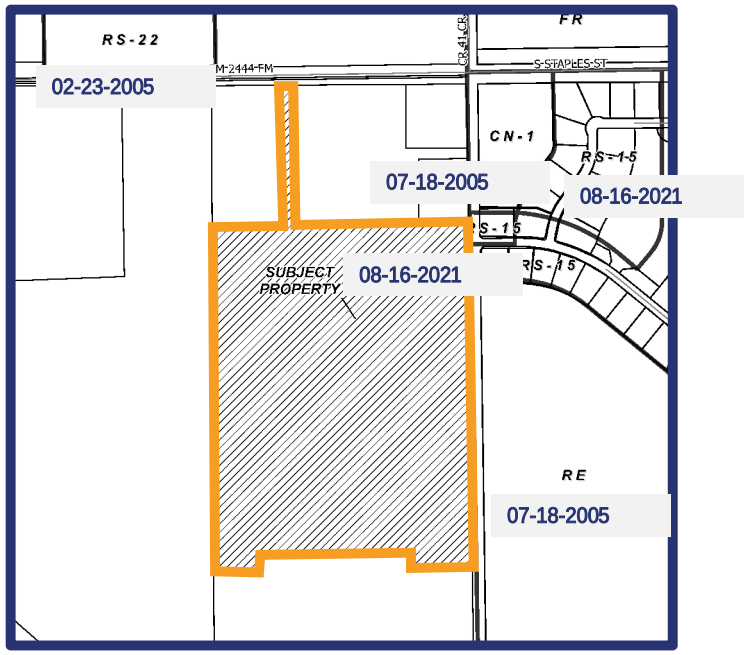
From the “FR” District

(Upon Annexation)

to the “RS-22” District



Zoning and Land Use



Proposed Use:

To allow a low-density residential subdivision.

Area Development Plan:

London (Adopted Mar-17-2020)

Designated Future Land Use:

Medium-Density Residential

Existing Zoning District:

"FR" Farm Rural (Upon Annexation)

	Existing Land Use	Zoning
Site	Agricultural	"OCL"
North	Agricultural, Transportation (FM 2444)	
South	Agricultural	
East		"RS-15" and "RE"
West	Agricultural	"OCL"



Public Notification

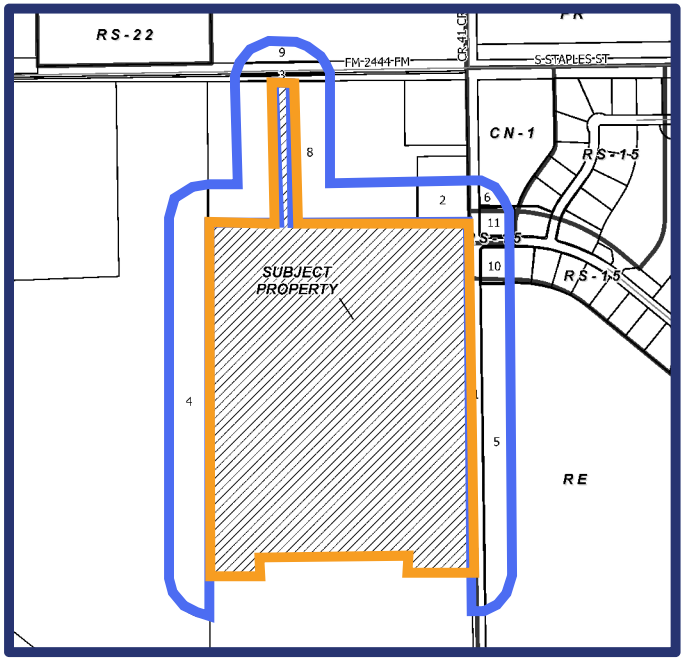
11 Notices mailed inside the 200' buffer
1 Notices mailed outside the 200' buffer

Notification Area

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

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

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





Analysis & Recommendation

- The proposed rezoning is consistent with the City of Corpus Christi Comprehensive plan; however, it is inconsistent with the future land use designation of Medium-Density Residential.

- The amendment, if approved, will be compatible with the present zoning and conforming uses of nearby properties, and with the character of the surrounding area.

- The property to be rezoned is suitable for use permitted by the zoning district that would be applied by the proposed amendment and will not have a negative impact upon the surrounding neighborhood.

STAFF RECOMMENDS APPROVAL





Thank you!

CITY OF
CORPUS CHRISTI

AGENDA MEMORANDUM
Planning Commission Meeting of December 10, 2025

DATE: December 10, 2025

TO: Micheal Dice, Director of Development Services

FROM: Renee Couture, P.E., Assistant Director-Traffic, Public Works
reneec@corpuschristitx.gov
(361) 826-3539

Corpus Christi Transportation Master Plan "Mobility CC" Amendment – Reducing a Proposed A2 Arterial (Amanda Lane) to Proposed C1 Collector

PURPOSE:

The purpose of this item is to amend the City's Roadway Master Plan Map and the Urban Transportation Plan Map of Mobility CC, transportation elements of the Comprehensive Plan of the City of Corpus Christi, by modifying the proposed extension of Amanda Lane between FM1889 and 2115' E of County Road 73 from a proposed A2 Secondary Arterial to a proposed C1 Collector.

BACKGROUND AND FINDINGS:

The Public Works Department oversees the City's Transportation Master Plan "Mobility CC" which addresses the master planned transportation network in the City of Corpus Christi limits and the City's Extraterritorial Jurisdiction (ETJ). The plan designates the ultimate rights-of-way for collector, arterial, and freeway segments and their alignments to create an efficient multi-modal system. The Planning Commission has the authority to recommend amendments to a comprehensive master plan for City Council action.

Riverstone Trails is an undeveloped tract (69.282-acres) located on the west side of FM1889 and south of FM624. The development is proposed to consist of 226 dwelling units scheduled for buildout over three phases. Phase I expected completion is 2026, Phase II expected completion is 2027 and Phase III expected completion is 2028. The development is located within City limits.

Melden & Hunt, Inc., the engineers of record for this development, submitted a request for a Transportation Master Plan amendment for the planned A2 Secondary Arterial, identified as project 1-AI on the Roadway Master Plan, to a C1 Collector (See Exhibit A). They also provided a Peak Hour Traffic (PHT) Form which projected 169.5 peak Hour AM trips and 223.7 peak hour PM trips. This projected design capacity falls within the threshold of a C1 Collector. As part of the request, the engineer noted the reduction would maintain the existing traffic demand and cross-section of the existing segment of Amanda Lane. The existing segment consists of two-lanes and the abutting development is 1- acre residential lots.

A summary of the request is summarized in the table below.

ID #	Road	Classification	Limits	Proposed Modification
1	Amanda Lane	A2 Secondary Arterial	Amanda Lane (Existing) to 2115' E of County Road 73	C1 Collector

Per the Infrastructure Design Manual, the typical cross-sections of a C1 Collector and A2 Secondary Arterial are provided in the table below:

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Road	ROW Width (FT)	Travel Lanes	Median Turn Lane	Sidewalk (FT)	Average Daily Trips (Vehicles/Day)
C1 Collector	60	2	No	5	4,000 – 8,000
Secondary Arterial (A2)	100	4	Median	5	20,000 – 32,000

ALTERNATIVES:

Denial of City Staff recommendations.

FISCAL IMPACT:

None.

RECOMMENDATION:

City Staff recommends the following modifications to the Corpus Christi Transportation Master Plan "Mobility CC:

1. Modify a proposed A2 Secondary Arterial to a proposed C1 Collector. This is the proposed extension of Amanda Lane, from 2115' E to 2975' E of Wright Movarek Rd (CR73), as identified on the Roadway Master Plan (Project Number 1-AI).

LIST OF SUPPORTING DOCUMENTS:

Presentation
MTP Application Request
Peak Hour Traffic (PHT) Form
Exhibit A



Transportation Master Plan (Mobility CC) Amendment – Riverstone Trails

Planning Commission – December 10, 2025

BACKGROUND

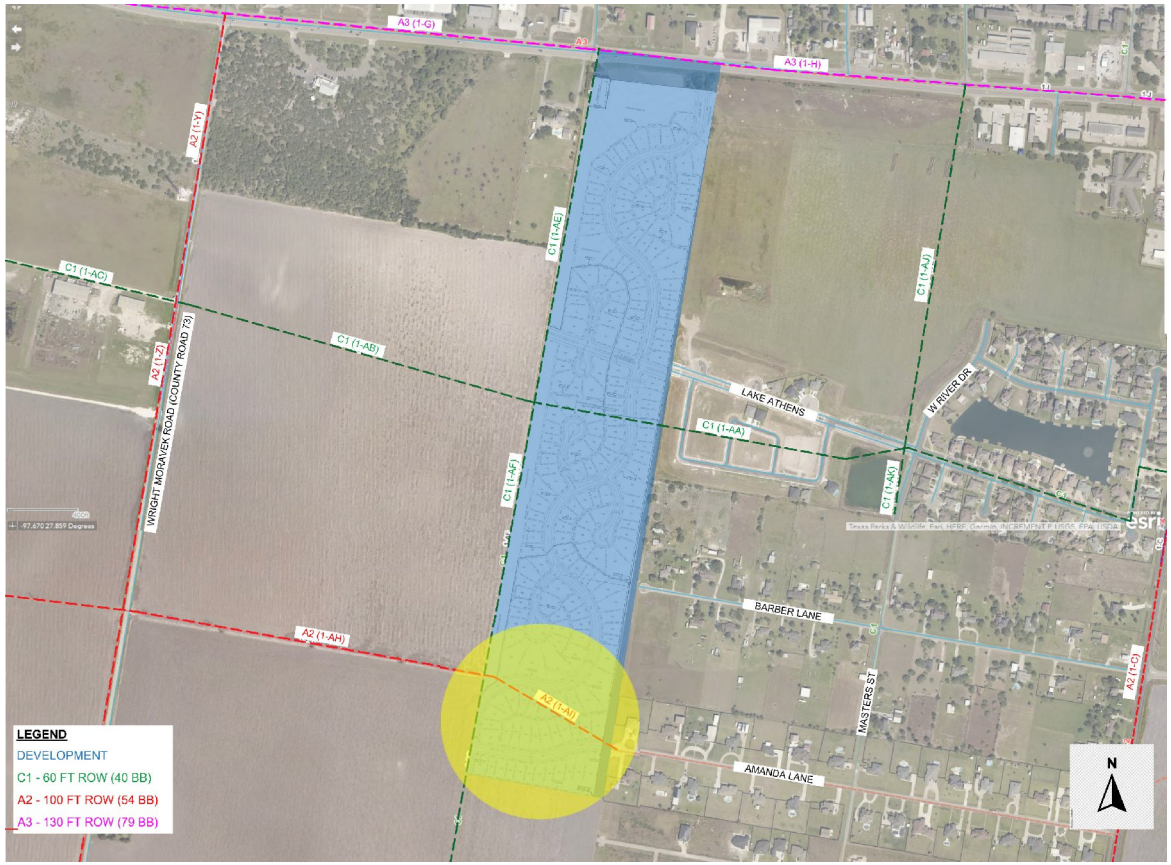
- **Riverstone Trails Development**
  - Proposed Dwelling Units - 226
  - Peak AM Hour Trips - 169.5
  - Peak PM Hour Trips - 223.7
  - Phase I Expected Completion –2026
  - Phase II Expected Completion – 2027
  - Phase III Expected Completion - 2028

BACKGROUND

- **Transportation Master Plan (Mobility CC) Amendment Request:**
  - Reduce Classification of proposed extension of Amanda Lane (Project Number 1-AI on Roadway Master Plan)
  - Limits: 2115’ E to 2975’ E of Wright Movarek Rd (CR73)
  - Existing: A2 Secondary Arterial (100-ft ROW Dedication)
  - Proposed: C1 Collector (60-ft ROW Dedication)

Road	ROW Width (FT)	Travel Lanes	Median Turn Lane	Sidewalk (FT)	Average Daily Trips (Vehicles/Day)
C1 Collector	60	2	No	5	4,000 – 8,000
Secondary Arterial (A2)	100	4	Median	5	20,000 – 32,000

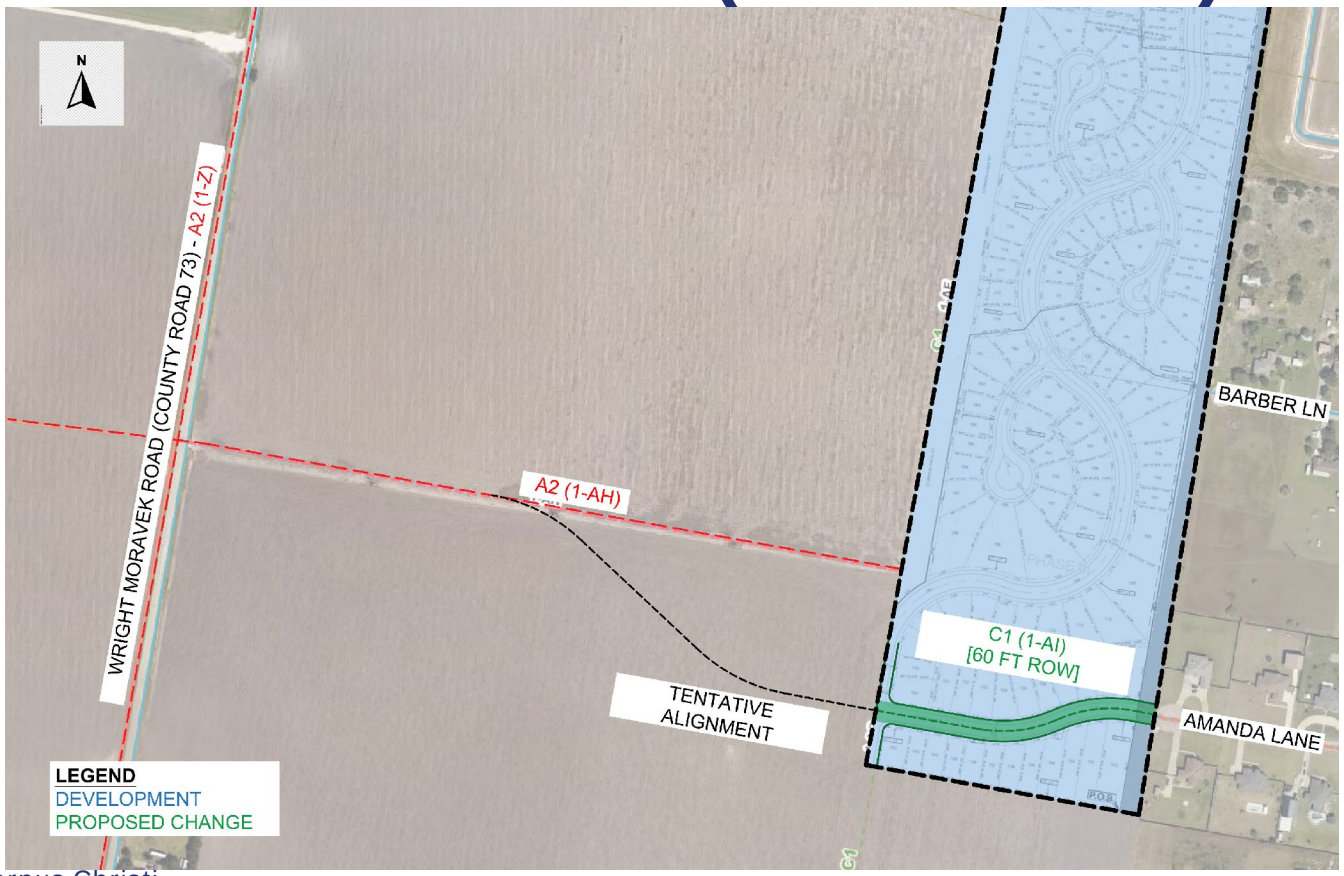
SITE PLAN & MASTER PLAN PLAN



MASTER PLAN (EXISTING)



MASTER PLAN (PROPOSED)



RECOMMENDATION

- **Riverstone Trails Development**

Road	Classification	Limits	Proposed Modification
Amanda Lane	A2 Secondary Arterial	Amanda Lane (Existing) to 2115' E of Wright Movarek Rd (CR73) (Project Number: 1-AI)	C1 Collector

- Staff supports reduction of proposed extension of Amanda Lane (Project Number 1-AI on Roadway Master Plan) from an A2 Secondary Arterial (100-ft ROW) to a C1 Collector (60-ft ROW)



Thank you!

City of Corpus Christi

Rough Proportionality Study

Conceptual Level Project Cost Projection

PAPE-DAWSON ENGINEERS

Worksheet Last Updated: 04/10/2022

Project Information:

		Description:	Project No.	1-AI
Project Number:	1-AI	This project consists of the construction of a completely new roadway.		
Limits:	2115' E of Wright Movarek Rd to 2975' E of Wright Mo			
Costing Class:	Secondary Arterial (A2)			
Length (lf):	761			
Service Area(s):	Northwest 1			
Description	New Project			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
B2	Excavation (Roadway)	2,452	cy	$ 16.91	$ 41,465
B7	1" Type 'B' HMAC	4,651	sy	$ 11.70	$ 54,412
B8	Underseal	4,651	sy	$ 6.46	$ 30,043
B11	8" Lime stabilized (8%), 12" Compacted Subgrade	4,651	sy	$ 18.99	$ 88,314
B13	Concrete Median	3,044	sf	$ 53.96	$ 164,254
D4	Sidewalk	2,537	sy	$ 50.00	$ 126,833
				Paving Construction Cost Subtotal:	**$ 505,321**

Major Construction Component Allowances:

	Item Description	Notes	Allowance	Item Cost
√	Sidewalk Components	Pedestrian Island	4%	$ 20,213
√	Prep ROW		4%	$ 20,213
√	Traffic Control	Construction Phase Traffic Control	3%	$ 15,160
√	Pavement Markings/Markers		5%	$ 25,266
√	Roadway Drainage	Standard Internal System	35%	$ 176,862
	Special Drainage Structures	None Anticipated	0%	$ -
√	Water	Minor Adjustments	5%	$ 25,266
√	Sewer	Minor Adjustments	5%	$ 25,266
√	Landscaping (Basic)	Sodding and Erosion Control	2%	$ 10,106
√	Illumination	Standard Ilumination System	6%	$ 30,319
√	Traffic Signalization	Assume Signal per Half Mile	$400,000	$ -
	Other:		$0	$ -
			Allowance Subtotal:	**$ 328,459**
			Paving and Allowance Subtotal:	**$ 833,780**
			Construction Contingency: 20%	$ 166,756
			Construction Cost TOTAL:	**$ 1,001,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,001,000**
Bonds:		5%	$ 50,050
Engineering/Survey/Testing:		15%	$ 150,150
Mobilization		10%	$ 100,100
ROW/Easement Acquisition:	FALSE	15%	$ 150,150
		Project Cost TOTAL:	**$ 1,451,000**

NOTE: These planning level cost projections listed in this appendix have been developed for rough proportionality calculations only and should not be used for any future Capital Improvement Planning within the City of Corpus Christi.

November 24, 2025

City of Corpus Christi
Public Works Department
Attn: Jorge Chavez, Traffic Engineer V
2525 Hygeia Street
Corpus Christi, TX

Re: RIVERSTONE TRAILS SUBDIVISION – Master Transportation Plan Amendment Application

Dear Mr. Chavez:

Melden & Hunt, as engineers of record, respectfully request the following amendment to the Master Transportation Plan:

1. A2 ARTERIAL (AMANDA LANE)

Requirement: 100 FT. ROW

Proposal: 60 FT. ROW. The proposal is to connect to the existing Amanda Lane to the east with a 60' ROW road and 40' of pavement width back-back. This proposed road will provide for curb, gutter and sidewalks. This road will traverse east-west throughout our development to provide the required E-W connectivity. Amanda Lane will be stubbed out to the west to allow for any future development to connect.

1. **Functional Classification and Traffic Volumes:**
   The proposed street is intended to function as residential collector road rather than a major arterial. With this classification and the projected traffic generated by the development and surrounding area, the expected traffic volumes can be adequately served by a typical two-lane (or two/three-lane) section within a 60-foot ROW. The development adjacent east of Riverstone Trails consists of 1-acre residential lots, and the land to the west is currently zoned agricultural

2. **Available Network Capacity**
   Regional/area mobility will primarily be carried by the higher-classification roadways surrounding the site, such as Northwest Blvd, Wright Movarek Rd., and FM1889. This segment is not expected to serve as a primary through-route, which reduces the need for a wider arterial-type corridor.

3. **Typical Cross Section in 60' ROW**
   A 60-foot right-of-way can accommodate a standard residential collector cross section, including travel lanes, on-street parking (if desired), sidewalks, and utilities. This configuration will provide safe and efficient access for residents while still maintaining appropriate space for public infrastructure.

4. **Context and Property Impacts**
   Maintaining a 100-foot ROW in this location would have a disproportionate impact on the developable area and lot layout relative to the expected traffic demand.

5. **Safety**:
   This community will provide for a total of 6 access points, which will assist Emergency Services departments access the property rapidly. The ROW decrease will not have an adverse impact on the safety aspect of this area.

Your consideration on this matter is greatly appreciated. If you have any questions or comments, please contact our office. Thank you.

Respectfully,

Mario A. Reyna, P.E.
President
Melden & Hunt, Inc.

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
December 10, 2025

PL8879
MASTER PRELIMINARY PLAT – RIVERSTONE TRAILS
(69.213 acres)

(District 1) Generally located at 15329 Northwest Boulevard, south of Northwest Boulevard, east of County Road 73 (CR 73), and west of Farm-to-Market Road 1889 (FM 1889).

Zoned: RS-6

Owner: William Mays, estate of Katherine Lontos

Engineer/Surveyor: Beto De La Garza, Melden and Hunt

The applicant proposes to master preliminary plat the lot and intends to develop 200 lots for residential use and 4 common areas throughout a 3-phased development, beginning in 2026 and ending in 2028. The submitted master preliminary plat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 12-03-2025 13:41:08

Merged Document Report

Application No.: PL8879

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
11-24-25 Rev. Riverstone Trails Master Plans.pdf
Revised Master Plat App.pdf
Master Drainage.pdf
Executed Master Plat App.pdf
Pre & Post Dev Drainage Areas.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392
Elena Buentello	elenab@corpuschristitx.gov	361-826-3598

General Comments

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved with PL8879 and has no additional comments.	
6	P001	Note	Mina Trinidad : DS	Closed	11/26/2025 Update: Plat closes within acceptable engineering standards. - Ziba A. 11/18/2025 Update: The plat does not close within acceptable engineering standards. Comment below was not addressed. GIS: Provide information for L2 and L3 that is on the plat as there are issues locating that specific detail.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any foreseeably planned CCRTA service route.	
15	P001	Note	Alex Harmon : DS	Closed	12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3. 11/18/25 UPDATE: The roadway master plan amendment should be approved during the platting phase since the plat sets the ROW. The Roadway Master Plan indicates a secondary collector with a 60' right of way along the west border of this plat. Any requests for changes to this must be submitted to the traffic engineering department for consideration.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
25	P001	Note	Alex Harmon : DS	Closed	Provide drainage easement for stormwater infrastructure through lots as shown on drainage layout. While the pond must be shown in a private drainage easement and maintained by HOA, clarify if stormwater infrastructure is proposed to be public or private.	
28	P001	Note	Mina Trinidad : DS	Closed	12/2/25 Update: Will be provided prior to recordation of Final Plat. 11/18/2025 Update: Comment not addressed. Provide Homeowners Association record number filed with the county. If a Homeowners Association is to be established, provide a legal instrument that establishes a plan for maintenance and supervision of such improvements per UDC 8.1.8. Home Owners Association.	
29	P001	Note	Mina Trinidad : DS	Closed	11/21/2025 Update: SW comments can be closed. - Melanie B. Public Works/Stormwater (Melanie Barrera) PWSW has the following comments: 1. Clearly label lots/areas for detention as private drainage easements 2. Include a note that the City is not responsible for maintenance of private drainage easements 3. What is the proposed distance from outer width of detention pond to property line? Please provide to ensure compliance with UDC 8.2.3.B. Informational: 4. Drainage reports/calcs to be reviewed at final plat/PIs	
30	P001	Note	Mina Trinidad : DS	Closed	(Informational as not required until Preliminary Plat) Nueces Electric Cooperative (NEC): NEC would like to verify that there will be a 5' EE (Electrical Easement) in front of properties, parallel with the road, around the cul-de-sac's, and wrap around of blocks to complete loop feed system for this master plan. The plans did not indicate "EE" easements or utility easements for this project.	
31	P001	Note	Alex Harmon : DS	Closed	Show medians from utilty plan on Plat. Ensure fire and emergency vehicles including solid waste services can operate around the medians. Medians must be maintained by an HOA and not the City of Corpus Christi.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
32	P001	Note	Alex Harmon : DS	Closed	Add plat note that medians (shown on utility plan) must be maintained by HOA. City of Corpus Christi will not be responsible for the medians.	
35	P001	Note	Alex Harmon : DS	Closed	12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3. 11/18/25 UPDATE: This should be addressed during the platting process. [Traffic] The following information pertains to The City's Roadway Master Transportation Plan and should be adhered to in the design, platting, and development process. If there is a desire to deviate from the City's accepted plan, the developer may initiate the amendment process to have the proposed design reviewed and considered for acceptance. Please ensure that all design submissions align with the current Roadway Master Transportation Plan (UTP) unless an approved amendment is initiated, accepted, and approved. a.Cross street 1 "Lake Athens Ave" i.As per the roadway master plan - C1 collector / Project 1-AB ii.As per the UDC Section 8.2.1 Streets, Table 8.2.1.C UDC – minor residential collector C1 1.ROW 60 FT (minimum) 2.BB Width 40 FT b.Cross street 2 i.As per the roadway master plan - A2 Arterial / Project 1-AH ii.As per the UDC Section 8.2.1 Streets, Table 8.2.1.C – secondary Arterial 1.ROW 100 FT (minimum) 2.BB Width 54 FT	
36	P001	Note	Alex Harmon : DS	Closed	11/18/25 UPDATE: To be verified with Public Improvement Plans. [Traffic] If the Engineer of Record elects to use the design with curved roadways, design has to meet the following design requirements / criteria: City of Corpus Christi Infrastructure Design Manual •6.2.8 Sight Distance •Table 6.2.8.A Minimum Required Stopping Sight Distance •6.2.11 Horizontal Curve Radii	
37	P001	Note	Alex Harmon : DS	Closed	11/18/25 UPDATE: To be verified with Public Improvement Plans.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					[Traffic] The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition), Section 3.2.6.3 Sight Obstruction, regarding horizontal curves provides guidance that can be used to design to assure that the line-of-sight is clear for the vehicular traffic. This assures that appropriate stopping-sight-distance is provided for both the traveling public and pedestrians alike. The AASHTO Policy on Geometric Design of Highways and Streets (2018, 7th Edition) provides guidance on approach sight triangles, which are based on intersections occurring at a 90-degree angle. These sight triangles are intended to ensure adequate clear lines of sight for vehicles approaching and departing from the intersection. If the Engineer of Record elects to the design of intersections occurring at skewed or non-orthogonal angles, it is necessary to provide supporting mathematical or geometric evidence. This evidence should demonstrate that the required clear line of sight—both approach and departure sight triangles—can still be achieved under the proposed intersection geometry and that the resulting design maintains safe operating conditions.	
38	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT (Lucio Ramos): 1. TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). 2. Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. 3. If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. 4. Any development that anticipates an increase in existing traffic generation may be required to	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being established. 5. The minimum driveway spacing requirement for posted speeds greater or equal to 50 mph is 425'.	
39	P001	Note	Mina Trinidad : DS	Closed	Traffic/ROW (Davin Davila): 1. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 3. Proposed cul-de-Sacs design to follow as outlined in Article 8 of the UDC (UDC 8.2.1 G) 4. Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) 5. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office.	
40	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: 1. Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. 2. Along local residential streets or residential area, streetlights are recommended to have a minimum spacing of approximately 150- feet and maximum spacing of 500-feet (+/- 10' for driveway and property line adjustment) for adequate roadway illumination purposes. Lighting should be provided at midblock locations regardless of block length. Cul-de-sacs longer than 150-feet, measured from the centerline of the intersecting street, are required to have a streetlight at the center of the cul-de-sac (+/- 10' for driveway and property line adjustment). 3. The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 -	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					Street Lighting Design Policy and Guidelines. 4. All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing “STOP” signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or homeowners’ association as a “private street.” (Reference UDC Article 8.2.1.J. Private Streets) 5. Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either “NO OUTLET” or “DEAD END” signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A	
41	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: 6. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7). 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 the immediate roadways. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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). 7. Proposed driveway access to a public maintained by the Texas Department of Transportation (TXDOT) shall conform to TXDOT criteria. The developer and/or agent is responsible for coordination with the local TXDOT Area Office. 8. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb,	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 9. A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49)	
42	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: *Lighting plan is not required until Preliminary Plat. 10. All traffic STOP signs outfitted with anti-graffiti film. 11. At the cul-de-sac corners, install traffic rated pole w/ dual name blade. Street Lighting: 13. Minimum streetlighting mounting height for new residential development is 25 FT and should not exceed 28 FT. IDM Chapter 8, 1.2 General Guidelines – Section H. Street lighting Design Guidelines – Sub Section d. Mounting Height. 14. All new streetlight systems in new residential subdivisions shall utilize concrete poles. IDM Chapter 8, 1.2 General Guidelines – Section B. Pole Material – Sub Section a. 15. Along local residential streets or residential area, streetlights are recommended to have a minimum spacing of approximately 150- feet and maximum spacing of 500-feet (+/- 10' for driveway and property line adjustment) for adequate roadway illumination purposes. Lighting should be provided at midblock locations regardless of block length. Cul-de-sacs longer than 150-feet, measured from the centerline of the intersecting street, are required to have a streetlight at the center of the cul-de-sac (+/- 10' for driveway and property line adjustment). IDM Chapter 8, 1.2 General Guidelines – Section H. Street lighting Design Guidelines – Sub Section c. Street Light Location and Spacing, vii) 16. All local / residential streetlighting within development – 43 W LED lights	
43	P001	Note	Mina Trinidad : DS	Closed	12/2/2025: Comment addressed. 11/18/2025 Update: Comment not addressed Include a legend with a description for the development of each phase with the approximate time frame to be completed.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
44	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Marked as informational. Will need on preliminary plat: Include the "receiving waters" general plat note.	
45	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: The Plat for Riverstone Trails indicates the proposal for proposed residential dwelling units to be created on lots. Plat indicates the total of (226) proposed units through a 3-phase development project. 226 Units Cost total calculated for the TOTAL of 3 phases. 226 Dwelling Units x $462.50 fee = $104,525.00 Total	
46	P001	Note	Mina Trinidad : DS	Closed	Streets: (Caleb Wong) PW STR: Final Plat doesn't appear to show typical street cross sections, per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
47	P001	Note	Mina Trinidad : DS	Closed	11/26/2025 UPDATE: Public Works will be making an effort to take the RMP Amendment to Planning Commission on the same date of December the 10th. Traffic/ROW 11/21/2025: (Jorge Chavez) Please provide clarification regarding the Public Works Traffic / ROW comments regarding the Roadway Master Plan. I've included the Amendment Application if you wish to submit for any changes regarding ROW dedication and / or connectivity. As per the Legacy UTP & current Roadway Master Plan (project 1-AA, 1-AB), a C1 Collector is planned approximately in the "middle" of the proposed development. The proposed extension of Lake Athens Ave appears to meet and satisfy the minimal ROW dedication as per the Legacy UTP & current Roadway Master Plan & associated public improvements as per Unified Development Code (UDC).	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					C1 Minor Residential Collector as per the Legacy UTP & current Roadway Master Plan (RMP) Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT Connectivity from East to West Document Viewer | Unified Development Code As per the Legacy UTP & current Roadway Master Plan (Project 1-AI) , a A2 Arterial is planned on the south end of the proposed development. The proposed development shows a 60 FT ROW dedication for the extension of Amanda Lane The proposed 60 FT dedication does not meet / satisfy the minimal ROW dedication as per the Legacy UTP & current Roadway Master Plan. Public Works Traffic / ROW recommends meeting the ROW dedication as per the Legacy UTP & current Roadway Master Plan & associated public improvements as per Unified Development Code (UDC). A2 Secondary Arterials as per the Legacy UTP & current Roadway Master Plan (RMP) Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 100 FT Connectivity from East to West Document Viewer | Unified Development Code As per the Legacy UTP & current Roadway Master Plan (project 1-AE, 1-AF, 1-AG), a C1 Collector is planned on the west portion of the proposed development. The proposed development shows “Common Area(s)” where the C1 Minor Residential Collector is proposed. Public Works Traffic / ROW recommends meeting the ROW dedication as per the Legacy UTP & current Roadway Master Plan & associated public improvements as per Unified Development Code (UDC). C1 Minor Residential Collector as per the Legacy UTP & current Roadway Master Plan (RMP) Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT Connectivity from North to South Document Viewer | Unified Development Code Please refer to attached RMP OVERLAY (PL8879) [PDF] and RMP_UTP [JPEG] for further clarification. If you have any further questions, please feel free to contact ROW / Traffic at your convenience.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
48	P001	Note	Mina Trinidad : DS	Closed	12/2/25 Informational: Ensure general plat note of site acreage matches the acreage in the plat title.	
49	P001	Note	Mina Trinidad : DS	Closed	12/2/2025 Informational: Change "Final Plat" to "Master Preliminary Plat"	
52	P001	Text Strikeout	Mina Trinidad : DS	Closed		
53	P001	Note	Mina Trinidad : DS	Closed	12/2/2025 Informational: Remove signature blocks on plat	
54	P001	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
69	P001	Free Hand	Mina Trinidad : DS	Closed		
70	P001	Free Hand	Mina Trinidad : DS	Closed		
71	P001	Free Text	Mina Trinidad : DS	Closed	69.213	
55	P002	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
63	P002	Free Hand	Mina Trinidad : DS	Closed		
64	P002	Text Strikeout	Mina Trinidad : DS	Closed		
14	P003	Note	Alex Harmon : DS	Closed	12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3. 11/18/25 UPDATE: This should be addressed during the platting process. The Roadway Master Plan indicates this should be a secondary arterial road with 100' right of way. Any requests for changes to this must be submitted to the traffic engineering department for consideration.	
14	P003	Note	Alex Harmon : DS	Closed	12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3. 11/18/25 UPDATE: This should be addressed during the platting process. The Roadway Master Plan indicates this should be a secondary arterial road with 100' right of way. Any requests for changes to this must be submitted to the traffic engineering department for consideration.	
56	P003	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
57	P003	Text Strikeout	Mina Trinidad : DS	Closed		
58	P003	Text Strikeout	Mina Trinidad : DS	Closed		
61	P003	Free Hand	Mina Trinidad : DS	Closed		

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
62	25081-1_Master Plat4.pdf	Free Hand	Mina Trinidad : DS	Closed		
65	25081-1_Master Plat4.pdf	Text Strikeout	Mina Trinidad : DS	Closed		
66	25081-1_Master Plat4.pdf	Free Text	Mina Trinidad : DS	Closed	Master Preliminary	
8	P004	Note	Mina Trinidad : DS	Closed	11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable. Fire (Captain Mark Lewis): 1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3. A water utility study will need to take place to ensure that the Northwest Blvd corridor can adequately supply fire flow water demands for this subdivision (coordinate with CCW)	
8	P004	Note	Mina Trinidad : DS	Closed	11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable. Fire (Captain Mark Lewis): 1. Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual 2. 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. 3. A water utility study will need to take place to ensure that the Northwest Blvd corridor can adequately supply fire flow water demands for this subdivision (coordinate with CCW)	
9	P004	Note	Mina Trinidad : DS	Closed	11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable. Fire: Comments 4-9 4. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. 5. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 6. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 7. Note: An accessible road and a suitable water supply is required before going vertical with any structure. 8. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 9. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	
9	P004	Note	Mina Trinidad : DS	Closed	Fire: Comments 4-9 4. 3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. 5. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. 6. 503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. 7. Note: An accessible road and a suitable water supply is required before going vertical with any structure. 8. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 9. D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	
10	P004	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Comments 10 & 11 10. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting “NO PARKING-FIRE LANE” along one side of the street. 11. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. 12.	
10	P004	Note	Mina Trinidad : DS	Closed	(Informational) Fire: Comments 10 & 11 10. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. Where a fire hydrant is located on the street, the minimum unobstructed clearance shall be 26 feet. In this instance, no parking is allowed on one side of the street. The minimum UDC residential street width is 28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting “NO PARKING-FIRE LANE” along one side of the street.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					of the street. 11. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. 12.	
11	P004	Note	Mina Trinidad : DS	Closed	11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable. Fire: Comments 12-16 12. Cul-de Sacs are required to have a minimum of 96 ft. diameter and 28 ft curb to curb width. It appears that some cul-de-sacs have islands that diminish the road width to 20 ft. This is too narrow to navigate a fire apparatus around the curve. Perhaps the proposed islands can be removed? 13. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 14. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals. 15. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions: -Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. -The number of dwelling units on a single fire	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official. 16. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	
11	P004	Note	Mina Trinidad : DS	Closed	Fire: Comments 12-16 12. Cul-de Sacs are required to have a minimum of 96 ft. diameter and 28 ft curb to curb width. It appears that some cul-de-sacs have islands that diminish the road width to 20 ft. This is too narrow to navigate a fire apparatus around the curve. Perhaps the proposed islands can be removed? 13. 503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained. 14. 503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals. 15. D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads. Exceptions: -Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system, access from two directions shall not be required. -The number of dwelling units on a single fire apparatus access road shall not be increased	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					unless fire apparatus access roads will connect with future development, as determined by the fire code official. 16. D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Unless otherwise approved by the Fire Marshal.	
12	P004	Note	Mina Trinidad : DS	Closed	11/18/25 update (Captain Mark Lewis): Per responses submitted, all Fire comments are noted and acceptable. Fire: Comments 17-19 17. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. 18. Currently Athens Rd appears to have a dead-end, A Temporary turn-around should be provided and maintained until the Road is connected to future development. 19. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	
12	P004	Note	Mina Trinidad : DS	Closed	Fire: Comments 17-19 17. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus. 18. Currently Athens Rd appears to have a dead-end, A Temporary turn-around should be provided and maintained until the Road is connected to future development. 19. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	
23	P004	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
23	P004	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	
24	P004	Note	Alex Harmon : DS	Closed	11/17/25 UPDATE: Comment response says "DONE" which sheet was this added to? Per UDC 3.7 include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
24	P004	Note	Alex Harmon : DS	Closed	11/17/25 UPDATE: Comment response says "DONE" which sheet was this added to? Per UDC 3.7 include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
33	P004	Note	Mina Trinidad : DS	Closed	CCW: Update 11/21/25: Comment repeated by CCW (Edgar Diaz Ruiz). 1. Water for this Plat is Not Served by CCW 2. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Wastewater utilities will have to be reviewed with a public improvements plan set. The curved sewer lines on this subdivision will be reviewed within a public improvements package.	
33	P004	Note	Mina Trinidad : DS	Closed	CCW: Update 11/21/25: Comment repeated by CCW (Edgar Diaz Ruiz). 1. Water for this Plat is Not Served by CCW 2. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). Wastewater utilities will have to be reviewed with a public improvements plan set. The curved sewer lines on this subdivision will be reviewed within a public improvements package.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
34	P004	Note	Alex Harmon : DS	Closed	11/18/25 UPDATE: Hold for letter. This development lays in the River Acres Water CCN. Provide a letter from River Acres that water will be available for this development.	
34	P004	Note	Alex Harmon : DS	Closed	11/18/25 UPDATE: Hold for letter. This development lays in the River Acres Water CCN. Provide a letter from River Acres that water will be available for this development.	
1	1	Note	Mina Trinidad : DS	Closed	The following items can be found on our City of Corpus Christi website (corpuschristitx.gov) under Development Services "Forms" Upon resubmittal, please complete the following: 1. Submit Peak Hour Trip (PHT) Form. 2. Submit Storm Water Quality Management Plan (SWQMP) 3. Submit Utility Plan 4. Submit the deed for property.	
2	1	Note	Mina Trinidad : DS	Closed	Fill in the acreage for the property on the Plat Application.	
18	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.B Homeowners Association Required prior to recordation. The developer shall submit a legal instrument: (1) Establishing a plan for the use and permanent maintenance of the private improvements; (2) Demonstrating that the homeowners association is self-perpetuating and adequately funded to accomplish its purposes; (3) Providing the City and other governmental authorities with written permission for access at any time without liability when on official business; and (4) Permitting the City to remove obstructions if necessary for emergency vehicle access and to assess the cost of removal to the owner of the obstruction.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
19	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.A Required prior to recordation. Adequate provision shall be made for a home owners association or legal entity with direct responsibility to, and control by, the property owners of a subdivision to provide for the operation and maintenance of any private improvements required for platting.	
20	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.C Required prior to recordation. The instrument shall be approved as to form by the City Attorney prior to any plat recordation and shall be recorded at the same time as the plat.	
21	3	Note	Elena Buentello : DS	Closed	UDC 8.1.8.D Required prior to recordation. Home owners associations shall be established in such a manner that: (1) Provision for the establishment of the association is made before any lot in the development is sold or any building occupied; (2) Owners of property in the subdivision shall be members automatically and shall be subject to assessments levied to maintain the private improvements for the purposes intended; (3) The association or similar legal entity has clear legal authority to maintain and exercise control over such private improvements; and (4) The association or similar legal entity has the power to compel contributions from residents of the development to cover their proportionate shares of the costs associated with the maintenance and upkeep of such private improvements.	
27	SWQMP-2	Callout	Alex Harmon : DS	Closed	12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3. 11/18/25 UPDATE: To be addressed with public improvements. However, be aware additional detention space may be needed. Provide documentation showing this was accounted for with Lakes Northwest.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	Application	Note	Mina Trinidad : DS	Closed	Please submit the following: 1. Storm Water Quality Management Plan (SWQMP) 2. Utility Plan 3. Deed for property.	
4	Application	Note	Mina Trinidad : DS	Closed	Please submit the following: 1. Storm Water Quality Management Plan (SWQMP) 2. Utility Plan	
16	P001	Note	Caleb Wong : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
17	P001	Note	Caleb Wong : STREET	Closed	PW STR: The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section.	

Master Preliminary ~~FINAL~~ PLAT OF
RIVERSTONE TRAILS ~~MASTER~~

BEING A SUBDIVISION OF ~~69.282~~ 69.213 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE_____ DAY OF _____, 20 _____.

_____ _____
XXXXXXXXXXXXXXX DATE
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS · REGISTERED · ROBERTO N. TAMEZ · 6238 · PROFESSIONAL LAND SURVEYOR

_____ _____
ROBERTO N. TAMEZ, R.P.L.S . # 6238 DATE
DATE SURVEYED
SURVEYING JOB No. 25081.08

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20_____.

_____ _____
MICHAEL MILLER AL RAYMOND, III, AIA, CBO
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20_____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____ 2025 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF _____ 2025 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____ 2025 AT _____ O'CLOCK ___M. IN VOLUME ____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____DAY OF_____2025.

_____
KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

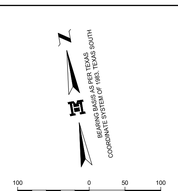
_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

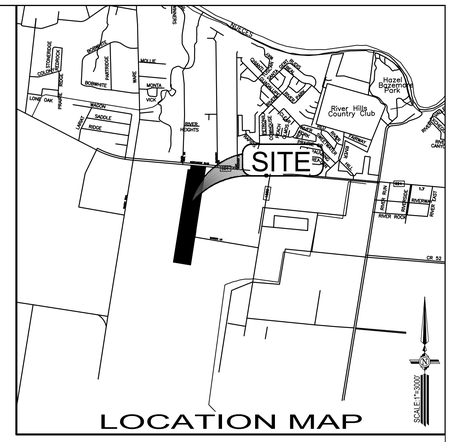
STATE OF TEXAS §
COUNTY OF FAYETTE §

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

BY: _____







LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- FOUND "X" MARK ON CONCRETE
- FOUND CONCRETE MONUMENT
- FOUND PK NAIL
- FOUND PIPE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL

R.O.W. - RIGHT OF WAY
N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
E.E. - ELECTRICAL EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE

PHASES LOT # & CONSTRUCTION SCHEDULE

- **PHASE I** = 67 LOTS & 3 COMMON AREAS (CONSTRUCTION START, 1ST QUARTER OF 2026)
- **PHASE II** = 67 LOTS & 1 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2027)
- **PHASE III** = 66 LOTS & 0 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2028)
- **MASTER** = 200 LOTS & 4 COMMON AREAS

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G; MAP REVISED: OCTOBER 13, 2022.
2. TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 69.213 ACRES OF LAND.
3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
   FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
   REAR: 15' OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. BENCHMARK NOTE: SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624. ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
6. EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
10. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
11. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
12. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
13. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
14. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
15. COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
16. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
17. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
18. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
19. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
20. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
21. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
22. MEDIANS WILL BE MAINTAINED BY HOA.

DRAWN BY: J.L.G. DATE 10-13-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

T:\LandDevelopment\Riverstone\Corpus Christi\25081 - Riverstone Trails\Submittal Files\25081c - Submittal Prep 11\25081C4 A-1B.DWG 2025-10-13 PDT

Master Preliminary ~~FINAL~~ PLAT OF
RIVERSTONE TRAILS ~~MASTER~~

BEING A SUBDIVISION OF 69.282 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE_____ DAY OF _____, 20 _____.

_____ _____
XXXXXXXXXXXXXXXX DATE
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

_____ _____
ROBERTO N. TAMEZ, R.P.L.S . # 6238 DATE
DATE SURVEYED
SURVEYING JOB No. 25081.08

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____ 20_____.

_____ _____
MICHAEL MILLER AL RAYMOND, III, AIA, CBO
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____,20_____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____DAY OF_____2025 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____DAY OF_____2025 AT _____O'CLOCK AND DULY
RECORDED ON _____DAY OF _____2025 AT
_____ O'CLOCK ___M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____DAY OF_____2025.

_____
KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

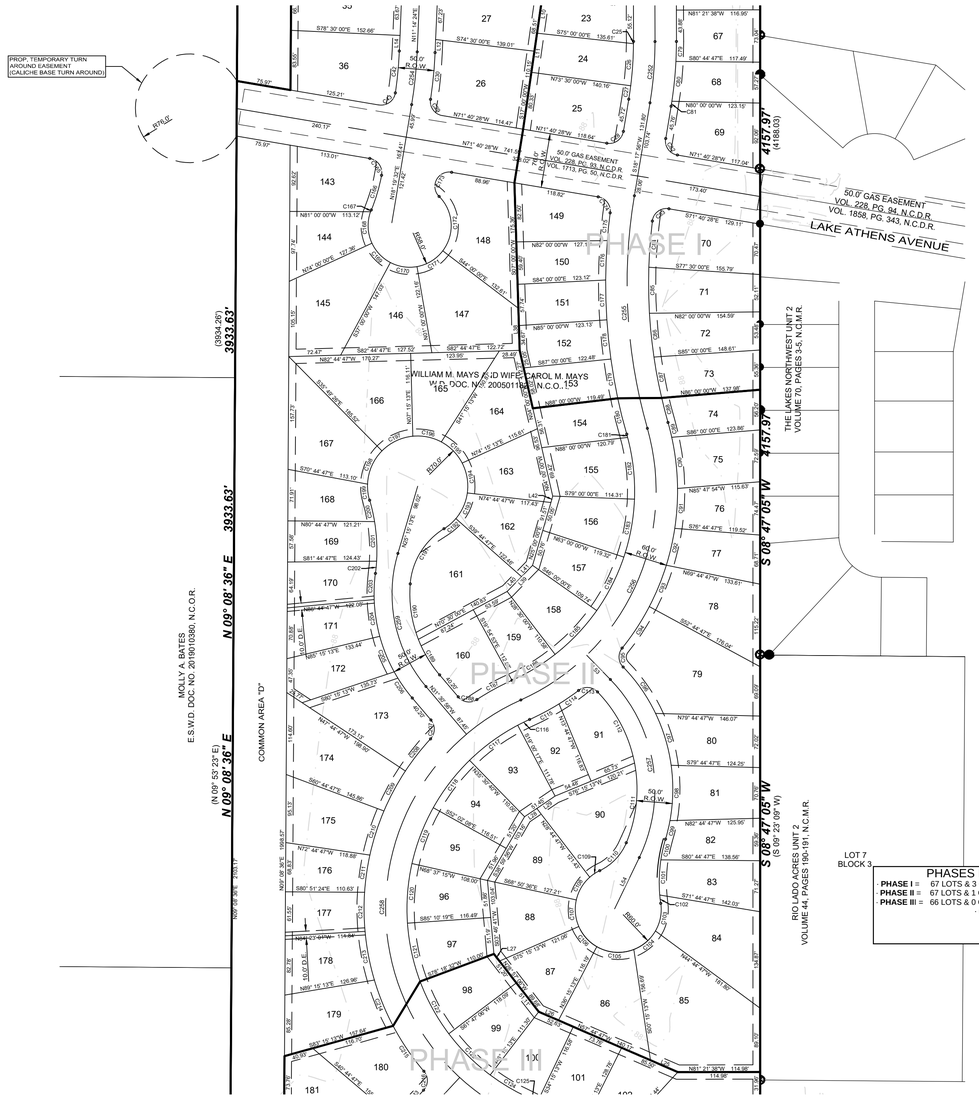
_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF FAYETTE §

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

BY: _____


PROP. TEMPORARY TURN AROUND EASEMENT (CALICHE BASE TURN AROUND)
RYRLC
N09° 08' 36" E 3933.63'
(3934.26')
N09° 08' 36" E 3933.63'
(N 09° 53' 23" E)
MOLLY A. BATES
E.S.W.D. DOC. NO. 2018010980, N.C.O.R.
COMMON AREA "D"
S 08° 47' 05" W 4157.97'
(S 09° 23' 09" W)
4157.97'
(4158.03')
50.0' GAS EASEMENT VOL. 228, PG. 94, N.C.D.R. VOL. 1858, PG. 343, N.C.D.R.
LAKE ATHENS AVENUE
50.0' GAS EASEMENT VOL. 228, PG. 93 N.C.D.R. VOL. 1713, PG. 50, N.C.D.R.
WILLIAM M. MAYS AND WIFE, CAROL M. MAYS W.D. DOC. NO. 2005011866, N.C.O.
THE LAKES NORTHWEST UNIT 2 VOLUME 70, PAGES 3-5, N.C.M.R.
LOT 7 BLOCK 3
RIO LADO ACRES UNIT 2 VOLUME 44, PAGES 190-191, N.C.M.R.
PHASE I
PHASE II
PHASE III
50.0' R.O.W.
S 08° 47' 05" W
114.98'
N81° 21' 28"W 116.99'
N80° 00' 00"W 123.15'
N71° 40' 28"W 117.04'
S77° 30' 00"E 155.79'
S80° 44' 47"E 117.49'
S79° 44' 47"E 124.25'
S52° 44' 47"E 176.04'
N69° 44' 47"W 133.61'
N79° 44' 47"W 146.07'
N82° 44' 47"W 125.90'
S80° 44' 47"E 136.56'
S71° 44' 47"E 142.03'
N82° 44' 47"W 181.56'
N74° 44' 47"W 117.63'
S76° 44' 47"E 119.52'
N80° 47' 04"W 115.63'
S78° 30' 00"E 152.66'
S74° 30' 00"E 139.01'
S75° 00' 00"E 135.61'
N73° 30' 00"W 140.16'
N71° 40' 28"W 114.47'
N71° 40' 28"W 118.64'
N71° 40' 28"W 741.36'
N71° 40' 28"W 240.13'
N71° 40' 28"W 125.21'
N71° 40' 28"W 75.97'
N71° 40' 28"W 75.97'
N81° 00' 00"W 113.12'
N04° 00' 00"E 127.36'
S82° 44' 47"E 127.52'
S82° 44' 47"E 170.27'
S70° 44' 47"E 113.10'
N80° 44' 47"W 121.21'
S81° 44' 47"E 124.43'
S82° 44' 47"E 124.43'
S80° 44' 47"E 145.56'
N72° 44' 47"W 118.66'
S80° 51' 24"E 110.63'
N68° 33' 10"W 106.09'
S85° 10' 15"E 116.49'
N84° 22' 47"W 114.84'
N85° 15' 13"E 126.96'
S80° 15' 13"E 126.96'
S80° 44' 47"E 124.43'
S80° 44' 47"E 124.43'
S80° 44' 47"E 124.43

Master Preliminary ~~FINAL~~ PLAT OF
RIVERSTONE TRAILS ~~MASTER~~

BEING A SUBDIVISION OF 69.282 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE_____ DAY OF _____, 20 _____.

_____ _____
XXXXXXXXXXXXXXXX DATE
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

_____ _____
ROBERTO N. TAMEZ, R.P.L.S . # 6238 DATE
DATE SURVEYED
SURVEYING JOB No. 25081.08

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20_____.

_____ _____
MICHAEL MILLER AL RAYMOND, III, AIA, CBO
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20_____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____ 2025 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF_____2025 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____ 2025 AT _____ O'CLOCK ___M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____DAY OF_____2025.

_____
KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

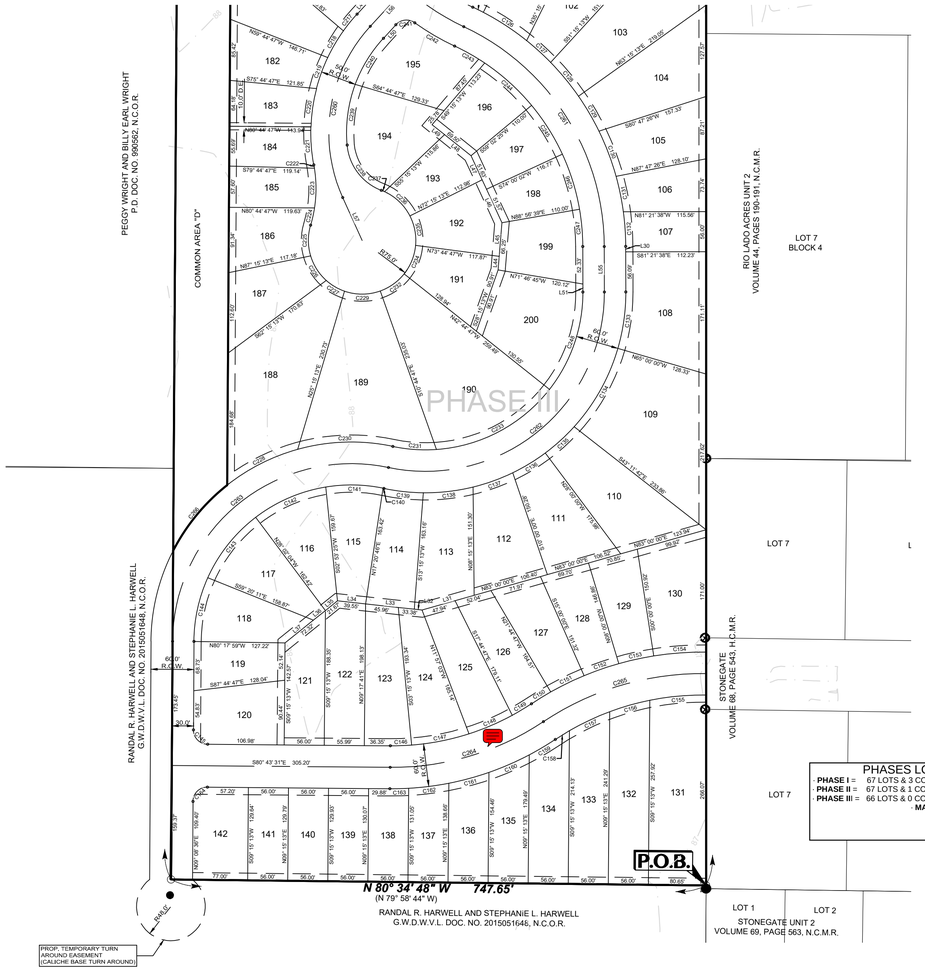
_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

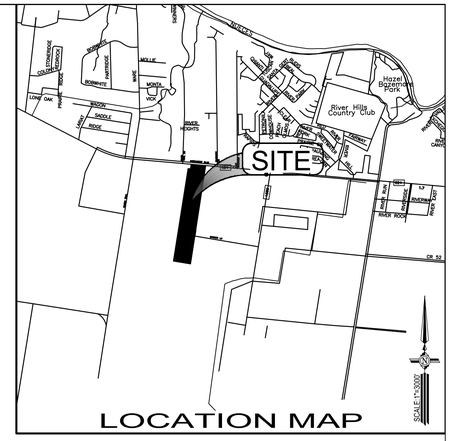
STATE OF TEXAS §
COUNTY OF FAYETTE §

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

BY: _____







LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ⊠ FOUND "X" MARK ON CONCRETE
- ■ FOUND CONCRETE MONUMENT
- ◆ FOUND PK NAIL
- ◉ FOUND PIPE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⊘ SET NAIL

R.O.W. - RIGHT OF WAY
N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
E.E. - ELECTRICAL EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE

PHASES LOT # & CONSTRUCTION SCHEDULE

- **PHASE I** = 67 LOTS & 3 COMMON AREAS (CONSTRUCTION START, 1ST QUARTER OF 2026)
- **PHASE II** = 67 LOTS & 1 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2027)
- **PHASE III** = 66 LOTS & 0 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2028)
- **MASTER** = 200 LOTS & 4 COMMON AREAS

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
   FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G;
   MAP REVISED: OCTOBER 13, 2022.
2. TOTAL PLATTED AREA NOTE:
   THE TOTAL PLATTED AREA CONTAINS 69.213 ACRES OF LAND.
3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
   FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
   REAR: 15' OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. BENCHMARK NOTE:
   SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624.
   ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. PUBLIC OPEN SPACE NOTE:
   IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING
   THE BUILDING PERMIT PHASE.
8. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
10. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
11. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
12. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
13. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
14. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
15. COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
16. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
17. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
18. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
19. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
20. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
21. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
22. MEDIANS WILL BE MAINTAINED BY HOA.

DRAWN BY: J.L.G. DATE 10-13-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

T:\Land Development\Residential\Canyon Creek\25081 - Riverstone Trails\Master Plat\25081-1_Master Plat_11Oct2025 at 4:40 PM_DSKC1.PDF.pc3

Master Preliminary ~~FINAL~~ PLAT OF

RIVERSTONE TRAILS ~~MASTER~~

BEING A SUBDIVISION OF 69.282 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	69.91'	170.00'	023° 33' 40"	S16° 53' 36"W	69.42'	35.45
C2	116.31'	170.00'	039° 11' 58"	S48° 16' 25"W	114.05'	60.53
C3	65.86'	170.00'	022° 11' 55"	S78° 58' 22"W	65.45'	33.35
C4	15.88'	350.00'	002° 35' 57"	S88° 46' 22"W	15.88'	7.94
C5	71.53'	350.00'	011° 42' 35"	S81° 37' 06"W	71.41'	35.89
C6	62.04'	350.00'	010° 09' 19"	S70° 41' 09"W	61.95'	31.10
C7	52.95'	350.00'	008° 40' 06"	S61° 16' 27"W	52.90'	26.53
C8	56.07'	350.00'	009° 10' 42"	S52° 21' 03"W	56.01'	28.09
C9	52.33'	350.00'	008° 34' 02"	S43° 28' 41"W	52.29'	26.22
C10	60.62'	350.00'	009° 55' 27"	S34° 13' 57"W	60.55'	30.39
C11	65.21'	350.00'	010° 40' 30"	S23° 55' 58"W	65.12'	32.70
C12	54.17'	350.00'	008° 52' 06"	S14° 09' 40"W	54.12'	27.14
C13	54.57'	350.00'	008° 55' 59"	S5° 15' 37"W	54.51'	27.34
C14	54.46'	350.00'	008° 54' 55"	S3° 39' 50"E	54.41'	27.29
C15	56.96'	350.00'	009° 19' 27"	S12° 47' 01"E	56.89'	28.54
C16	49.36'	350.00'	008° 04' 47"	S21° 29' 08"E	49.32'	24.72
C17	96.16'	350.00'	015° 44' 32"	S33° 23' 47"E	95.86'	48.39
C18	60.10'	350.00'	009° 50' 21"	S46° 11' 14"E	60.03'	30.13
C19	27.80'	350.00'	004° 33' 02"	S53° 22' 56"E	27.79'	13.91
C20	47.47'	290.00'	009° 22' 41"	S50° 58' 06"E	47.41'	23.79
C21	83.62'	290.00'	016° 31' 13"	S38° 01' 09"E	83.33'	42.10
C22	83.85'	290.00'	016° 34' 00"	S21° 28' 33"E	83.56'	42.22
C23	83.83'	290.00'	016° 33' 44"	S4° 54' 41"E	83.54'	42.21
C24	26.67'	290.00'	005° 16' 11"	S6° 00' 16"W	26.66'	13.35
C25	2.88'	480.00'	000° 20' 37"	S8° 48' 40"W	2.88'	1.44
C26	58.99'	480.00'	007° 02' 30"	S12° 30' 13"W	58.96'	29.53
C27	19.05'	480.00'	002° 16' 27"	S17° 09' 42"W	19.05'	9.53
C28	31.43'	20.00'	090° 01' 36"	S63° 18' 44"W	28.29'	20.01
C29	31.04'	20.00'	088° 56' 00"	N27° 12' 28"W	28.02'	19.63
C30	65.66'	625.00'	006° 01' 08"	N14° 14' 58"E	65.63'	32.86
C31	15.47'	60.00'	014° 46' 25"	N18° 37' 37"E	15.43'	7.78
C32	32.53'	60.00'	031° 03' 43"	N41° 32' 40"E	32.13'	16.67
C33	42.50'	62.00'	039° 16' 35"	N37° 26' 15"E	41.67'	22.12
C34	42.07'	62.00'	038° 52' 39"	N1° 38' 22"W	41.27'	21.88
C35	38.23'	62.00'	035° 19' 32"	N38° 44' 28"W	37.62'	19.74
C36	42.77'	62.00'	039° 31' 30"	N76° 09' 59"W	41.93'	22.28
C37	47.83'	62.00'	044° 11' 52"	S61° 58' 20"W	46.65'	25.17
C38	44.92'	62.00'	041° 30' 44"	S19° 07' 02"W	43.94'	23.50
C39	35.66'	62.00'	032° 57' 24"	S18° 07' 02"E	35.17'	18.34
C40	25.24'	60.00'	024° 06' 17"	S22° 32' 35"E	25.06'	12.81
C41	22.76'	60.00'	021° 43' 51"	S0° 22' 29"W	22.62'	11.52
C42	58.67'	575.00'	005° 50' 45"	S14° 09' 47"W	58.64'	29.36
C43	31.85'	20.00'	091° 14' 22"	S62° 42' 21"W	28.59'	20.44
C44	101.27'	230.00'	025° 13' 40"	N17° 43' 36"E	100.45'	51.47
C45	76.66'	230.00'	019° 05' 46"	N39° 53' 18"E	76.30'	38.69
C46	91.37'	230.00'	022° 45' 44"	N60° 49' 03"E	90.77'	46.30
C47	27.75'	20.00'	079° 29' 56"	N32° 26' 57"E	25.58'	16.63
C48	27.68'	235.00'	006° 44' 53"	N3° 55' 35"W	27.66'	13.85
C49	56.13'	235.00'	013° 41' 10"	N6° 17' 27"E	56.00'	28.20
C50	21.44'	235.00'	005° 13' 36"	N15° 44' 50"E	21.43'	10.73
C51	33.60'	100.00'	019° 15' 12"	N8° 44' 02"E	33.45'	16.96
C52	20.87'	100.00'	011° 57' 30"	N6° 52' 19"W	20.83'	10.47
C53	39.37'	60.00'	037° 35' 42"	N5° 56' 47"E	38.67'	20.42
C54	42.75'	60.00'	040° 49' 30"	N45° 09' 22"E	41.85'	22.33
C55	48.51'	60.00'	046° 19' 20"	N88° 43' 47"E	47.20'	25.67
C56	43.65'	60.00'	041° 40' 47"	S47° 16' 09"E	42.69'	22.84
C57	44.35'	60.00'	042° 20' 47"	S5° 15' 22"E	43.34'	23.24
C58	38.04'	60.00'	036° 19' 33"	S34° 04' 48"W	37.41'	19.68
C59	25.13'	60.00'	023° 59' 51"	S64° 14' 30"W	24.95'	12.75
C60	40.90'	40.00'	058° 35' 02"	S46° 56' 55"W	39.14'	22.44
C61	80.58'	185.00'	024° 57' 25"	S5° 10' 41"W	79.95'	40.94
C62	29.76'	20.00'	085° 15' 53"	S49° 55' 57"E	27.09'	18.41
C63	62.02'	290.00'	012° 15' 12"	N81° 18' 30"E	61.90'	31.13
C64	83.27'	290.00'	016° 27' 06"	N66° 57' 22"E	82.98'	41.92
C65	83.71'	290.00'	016° 32' 21"	N50° 27' 38"E	83.42'	42.15
C66	83.69'	290.00'	016° 32' 02"	N33° 55' 26"E	83.40'	42.14
C67	83.65'	290.00'	016° 31' 34"	N17° 23' 39"E	83.36'	42.12
C68	83.80'	290.00'	016° 33' 23"	N0° 51' 10"E	83.51'	42.19
C69	83.72'	290.00'	016° 32' 25"	N15° 41' 44"W	83.43'	42.15
C70	83.43'	290.00'	016° 28' 58"	N32° 12' 26"W	83.14'	42.00
C71	76.98'	290.00'	015° 12' 32"	N48° 03' 11"W	76.75'	38.72
C72	62.67'	350.00'	010° 15' 31"	N50° 31' 41"W	62.58'	31.42
C73	60.98'	350.00'	009° 58' 58"	N40° 24' 26"W	60.90'	30.57
C74	56.92'	350.00'	009° 19' 04"	N30° 45' 25"W	56.86'	28.52
C75	54.37'	350.00'	008° 53' 59"	N21° 38' 53"W	54.31'	27.24
C76	50.03'	350.00'	008° 11' 24"	N13° 06' 11"W	49.99'	25.06
C77	54.81'	350.00'	008° 58' 18"	N4° 31' 20"W	54.75'	27.46
C78	53.00'	350.00'	008° 40' 33"	N4° 18' 05"E	52.95'	26.55
C79	27.91'	540.00'	002° 57' 40"	N10° 07' 12"E	27.90'	13.96
C80	55.93'	540.00'	005° 56' 05"	N14° 34' 04"E	55.91'	27.99
C81	7.20'	540.00'	000° 45' 49"	N17° 55' 01"E	7.20'	3.60
C82	31.41'	20.00'	089° 58' 24"	N26° 41' 16"W	28.28'	19.99
C83	32.29'	20.00'	092° 30' 57"	N62° 04' 03"E	28.90'	20.90
C84	64.72'	710.00'	005° 13' 21"	N13° 11' 54"E	64.69'	32.38
C85	64.35'	710.00'	005° 11' 35"	N7° 59' 27"E	64.33'	32.20
C86	61.51'	710.00'	004° 57' 49"	N2° 54' 45"E	61.49'	30.77
C87	58.09'	710.00'	004° 41' 15"	N1° 54' 47"W	58.07'	29.06
C88	35.46'	710.00'	002° 51' 42"	N5° 41' 16"W	35.46'	17.73
C89	21.34'	350.00'	003° 29' 35"	N5° 22' 19"W	21.33'	10.67
C90	72.09'	350.00'	011° 48' 04"	N2° 16' 30"E	71.96'	36.17
C91	56.11'	350.00'	009° 11' 09"	N12° 46' 06"E	56.05'	28.12
C92	52.84'	350.00'	008° 39' 00"	N21° 41' 10"E	52.79'	26.47
C93	62.67'	350.00'	010° 15' 31"	N31° 08' 26"E	62.58'	31.42
C94	69.25'	350.00'	011° 20' 11"	N41° 56' 17"E	69.14'	34.74
C95	28.98'	20.00'	083° 01' 48"	N6° 05' 28"E	26.51'	17.70
C96	79.48'	245.00'	018° 35' 15"	N26° 07' 48"W	79.13'	40.09
C97	76.09'	245.00'	017° 47' 43"	N7° 56' 20"W	75.79'	38.36
C98	77.65'	245.00'	018° 09' 33"	N10° 02' 18"E	77.32'	39.15
C99	26.74'	245.00'	006° 15' 13"	N22° 14' 41"E	26.73'	13.38
C100	29.60'	210.00'	008° 04' 37"	N21° 20' 00"E	29.58'	14.83

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C101	49.17'	210.00'	013° 24' 59"	N10° 35' 12"E	49.06'	24.70
C102	11.77'	210.00'	003° 12' 41"	N2° 16' 22"E	11.77'	5.89
C103	39.93'	60.00'	038° 07' 34"	N19° 43' 48"E	39.19'	20.73
C104	40.57'	60.00'	038° 44' 32"	N58° 09' 52"E	39.80'	21.10
C105	53.66'	60.00'	051° 14' 23"	S76° 50' 41"E	51.89'	28.77
C106	38.34'	60.00'	036° 36' 56"	S32° 55' 01"E	37.69'	19.85
C107	37.83'	60.00'	036° 07' 40"	S3° 27' 17"W	37.21'	19.57
C108	37.37'	60.00'	035° 41' 00"	S39° 21' 37"W	36.77'	19.31
C109	16.91'	60.00'	016° 08' 53"	S65° 16' 34"W	16.85'	8.51
C110	54.94'	75.00'	041° 58' 25"	S52° 21' 48"W	53.72'	28.77
C111	113.62'	195.00'	033° 23' 01"	S14° 41' 05"W	112.02'	58.47
C112	113.76'	195.00'	033° 25' 29"	S18° 43' 10"E	112.15'	58.55
C113	28.97'	20.00'	082° 59' 26"	S76° 55' 38"E	26.50'	17.69
C114	33.08'	350.00'	005° 24' 57"	N64° 17' 08"E	33.07'	16.55
C115	46.63'	350.00'	007° 37' 59"	N70° 48' 36"E	46.59'	23.35
C116	18.38'	290.00'	003° 37' 52"	N72° 48' 39"E	18.37'	9.19
C117	83.55'	290.00'	016° 30' 24"	N62° 44' 32"E	83.26'	42.07
C118	83.64'	290.00'	016° 31' 28"	N46° 13' 36"E	83.35'	42.11
C119	83.95'	290.00'	016° 35' 07"	N29° 40' 19"E	83.65'	42.27
C120	83.77'	290.00'	016° 33' 05"	N13° 06' 13"E	83.48'	42.18
C121	83.61'	290.00'	016° 31' 09"	N3° 25' 54"W	83.32'	42.10
C122	83.63'	290.00'	016° 31' 26"	N19° 57' 11"W	83.35'	42.11
C123	81.99'	290.00'	016° 11' 58"	N36° 18' 53"W	81.72'	41.27
C124	59.73'	290.00'	011° 48' 04"	N50° 18' 54"W	59.63'	29.97
C125	16.39'	370.00'	002° 32' 15"	N54° 56' 48"W	16.39'	8.19
C126	72.22'	370.00'	011° 11' 01"	N48° 05' 10"W	72.11'	36.23
C127	45.37'	370.00'	007° 01' 33"	N38° 58' 53"W	45.34'	22.71
C128	61.32'	370.00'	009° 29' 43"	N30° 43' 15"W	61.25'	30.73
C129	56.69'	370.00'	008° 46' 45"	N21° 35' 00"W	56.64'	28.40
C130	67.51'	370.00'	010° 27' 15"	N11° 58' 00"W	67.42'	33.85
C131	50.68'	370.00'	007° 50' 51"	N2° 48' 58"W	50.64'	25.38
C132	48.64'	370.00'	007° 31' 54"	N4° 52' 25"E	48.60'	24.35
C133	79.95'	280.00'	016° 21' 38"	N16° 49' 11"E	79.68'	40.25
C134	126.34'	280.00'	025° 51' 12"	N37° 55' 36"E	125.27'	64.27
C135	54.76'	280.00'	011° 12' 17"	N56° 27' 21"E	54.67'	27.47
C136	53.34'	280.00'	010° 54' 50"	N67° 30' 55"E	53.26'	26.75
C137	58.98'	280.00'	012° 04' 05"	N79° 00' 23"E	58.87'	29.60
C138	70.12'	280.00'	014° 20' 58"	S87° 47' 06"E	69.94'	35.25
C139	55.39'	280.00'	011° 20' 04"	S74° 56' 35"E	55.30'	27.79
C140	1.43'	220.00'	000° 22' 22"	S69° 27' 44"E	1.43'	0.72
C141	80.50'	220.00'	020° 57' 56"	S80° 07' 53"E	80.05'	40.71
C142	107.69'	220.00'	028° 02' 45"	N75° 21' 47"E	106.62'	54.95
C143	108.62'	220.00'	028° 17' 20"	N47° 11' 44"E	107.52'	55.44
C144	91.80'	220.00'	023° 54' 28"	N21° 05' 50"E	91.13'	46.58
C145	31.37'	20.00'	089° 52' 07"	N35° 47' 28"W	28.25'	19.95
C146	29.77'	350.00'	004° 52' 24"	N83° 09' 43"W	29.76'	14.89
C147	81.80'	350.00'	013° 23' 27"	S87° 42' 22"W	81.61'	41.09
C148	66.01'	350.00'	010° 48' 20"	S75° 36' 28"W	65.91'	33.10
C149	31.28'	350.00'	005° 07' 12"	S67° 38' 42"W	31.27'	15.65
C150	31.56'	430.00'	004° 12' 21"	S67° 11' 16"W	31.56'	15.79
C151	52.01'	430.00'	006° 55' 51"	S72° 45' 21"W	51.98'	26.04
C152	51.32'	430.00'	006° 50' 19"	S79° 38' 26"W	51.29'	25.69
C153	50.01'	430.00'	006° 39' 51"	S86° 23' 31"W	49.99'	25.04
C154	73.39'	430.00'	009° 46' 44"	N85° 23' 12"W	73.30'	36.78
C155	79.02'	370.00'	012° 14' 09"	S86° 29' 55"E	78.87'	39.66
C156	58.43'	370.00'	009° 02' 55"	N82° 51' 32"E	58.37'	29.28
C157	62.24'	370.00'	009° 38' 18"	N73° 30' 56"E	62.17'	31.19
C158	23.32'	370.00'	003° 36' 42"	N66° 53' 26"E	23.32'	11.67
C159	42.46'	410.00'	005° 56' 02"	N68° 03' 06"E	42.44'	21.25
C160	61.33'	410.00'	008° 34' 16"	N75° 18' 15"E	61.28'	30.72
C161	58.19'	410.00'	008° 07' 55"	N83° 39' 20"E	58.14'	29.14
C162	56.54'	410.00'	007° 54' 04"	S88° 19' 41"E	56.49'	28.31
C163	26.13'	410.00'	003° 39' 08"	S82° 33' 05"E	26.13'	13.07
C164	31.46'	20.00'	090° 07' 53"	N54° 12' 32"E	28.32'	20.05
C165	31.80'	20.00'	091° 06' 42"	S26° 07' 07"E	28.56'	20.39
C166	50.70'	250.00'	011° 37' 14"	S25° 14' 51"W	50.62'	25.44
C167	2.51'	58.00'	002° 29' 01"	S29° 48' 57"W	2.51'	1.26
C168	45.09'	58.00'	044° 32' 19"	S6° 18' 17"W	43.96'	23.75
C169	37.96'	58.00'	037° 30' 12"	S34° 42' 58"E	37.29'	19.69
C170	38.34'	58.00'	037° 52' 34"	S72° 24' 21"E	37.65'	19.90
C171	43.18'	58.00'	042° 39' 22"	N67° 19' 41"E	42.19'	22.65
C172	83.08'	58.00'	082° 04' 15"	N4° 57' 52"E	76.16'	50.48
C173	50.40'	20.00'	144° 23' 47"	N36° 07' 38"E	38.08'	62.29
C174	30.65'	20.00'	087° 48' 10"	S27° 46' 23"E	27.74'	19.25
C175	38.96'	770.00'	002° 53' 56"	S14° 40' 44"W	38.95'	19.48
C176	55.19'	770.00'	004° 06' 24"	S11° 10' 34"W	55.18'	27.61
C177	55.60'	770.00'	004° 08' 14"	S7° 03' 15"W	55.59'	27.81
C178	55.16'	770.00'	004° 06' 17"	S2° 55' 59"W	55.15'	27.59
C179	55.66'	770.00'	004° 08' 30"	S1° 11' 24"E	55.65'	27.84
C180	51.84'	770.00'	003° 51' 27"	S5° 11' 23"E	51.83'	25.93
C181	4.63'	290.00'	000° 54' 52"	S6° 39' 41"E	4.63'	2.31
C182	87.25'	290.00'	017° 14' 18"	S2° 24' 55"W	86.92'	43.96
C183	82.57'	290.00'	016° 18' 46"	S19° 11' 27"W	82.29'	41.56
C184	84.06'	290.00'	016° 36' 31"	S35° 39' 05"W	83.77'	42.33
C185	84.91'	290.00'	016° 46' 31"	S52° 20' 35"W	84.60'	42.76
C186	70.33'	290.00'	013° 53' 44"	S67° 40' 43"W	70.16'	35.34
C187	55.93'	350.00'	009° 09' 23"	S70° 02' 54"W	55.87'	28.03
C188	28.98'	20.00'	083° 00' 52"	N73° 01' 22"W	26.51'	17.70
C189	58.36'	175.00'	019° 06' 25"	N21° 57' 44"W	58.09'	29.45
C190	78.76'	175.00'	025° 47' 09"	N0° 29' 03"E	78.10'	40.06
C191	93.79'	100.00'	053° 44' 24"	N40° 14' 49"E	90.39'	50.67
C192	21.93'	70.00'	017° 57' 04"	N58° 08' 29"E	21.84'	11.06
C193	39.79'	70.00'	032° 34' 04"	N32° 52' 55"E	39.26'	20.45
C194	43.13'	70.00'	035° 18' 22"	N1° 03' 18"W	42.46'	22.28
C195	42.05'	70.00'	034° 25' 19"	N35° 55' 09"W	41.42'	21.68
C196	41.18'	70.00'	033° 42' 32"	N69° 59' 04"W	40.59'	21.21
C197	48.66'	70.00'	039° 49' 38"	S73° 14' 50"W	47.68'	25.36
C198	51.52'	70.00'	042° 10' 22"	S32° 14' 51"W	50.37'	26.99
C199	22.85'	70.00'	018° 42' 16"	S1° 48' 32"W	22.75'	11.53
C200	30.54'	250.00'	007° 00' 01"	S4° 02' 35"E	30.53'	15.29

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C201	55.62'	250.00'	012° 44' 50"	S5° 49' 50"W	55.51'	27.93
C202	17.13'	250.00'	003° 55' 33"	S14° 10' 02"W	17.13'	8.57
C203	36.60'	225.00'	009° 19' 16"	S11° 28' 11"W	36.56'	18.34
C204	52.13'	225.00'	013° 16' 28"	S0° 10' 19"W	52.01'	26.18
C205	53.71'	225.00'	013° 40' 36"	S13° 18' 14"E	53.58'	26.98
C206	44.66'	225.00'	011° 22' 25"	S25° 49' 44"E	44.59'	22.41
C207	28.98'	20.00'	083° 00' 51"	S9° 59' 29"W	26.51'	17.70
C208	56.90'	350.00'	009° 18' 54"	S46° 50' 28"W	56.84'	28.51
C209	63.54'	350.00'	010° 24' 04"	S36° 58' 58"W	63.45'	31.86
C210	64.78'	350.00'	010° 36' 16"	S26° 28' 48"W	64.69'	32.48
C211	52.58'	350.00'	008° 36' 27"	S16° 52' 27"W	52.53'	26.34
C212	54.73'	350.00'	008° 57' 35"	S8° 05' 25"W	54.68'	27.42
C213	69.29'	350.00'	011° 20' 32"	S2° 03' 38"E	69.17'	34.76
C214	69.33'	350.00'	011° 20' 58"	S13° 24' 23"E	69.22'	34.78
C249	296.56'	200.00'	084° 57' 34"	N47° 35' 33"E	270.13'	183.14
C250	813.91'	320.00'	145° 43' 47"	S17° 12' 27"W	611.59'	1,037.91
C251	359.10'	320.00'	064° 17' 48"	N23° 30' 32"W	340.55'	201.11
C252	85.98'	510.00'	009° 39' 34"	N13° 28' 09"E	85.88'	43.09
C253	132.77'	210.00'	036° 13' 27"	N10° 48' 42"E	130.57'	68.69
C254	74.20'	600.00'	007° 05' 08"	N14° 46' 58"E	74.15'	37.15
C255	328.28'	740.00'	025° 25' 02"	S5° 35' 25"W	325.59'	166.88
C256	456.55'	320.00'	081° 44' 42"	N33° 45' 14"E	418.80'	276.92
C257	268.53'	220.00'	069° 56' 02"	N0° 26' 28"W	252.17'	153.86
C258	730.76'	320.00'	130° 50' 31"	S9° 12' 20"W	582.01'	699.61
C259	198.16'	200.00'	056° 46' 09"	S3° 07' 52"E	190.15'	108.07
C260	256.76'	220.00'	066° 52' 11"	S17° 55' 13"W	242.44'	145.26
C261	384.86'	340.00'	064° 51' 17"	N23° 47' 17"W	364.64'	216.00
C262	445.43'	250.00'	102° 05' 06"	N59° 40' 55"E	388.81'	309.19
C263	443.23'	250.00'	101° 34' 52"	S59° 56' 02"W	387.42'	306.43
C264	226.76'	380.00'	034° 11' 23"	N82° 10' 47"E	223.41'	116.87
C265	240.79'	400.00'	034° 29' 26"	S82° 19' 48"W	237.17'	124.17
C266	119.99'	280.00'	024° 33' 09"	S48° 11' 05"W	119.07'	60.93

Lot Area Table		
Lot #	SQ. FT.	Area
1	10697.77	0.246
2	9823.42	0.226
3	8280.50	0.190
4	10215.06	0.235
5	11061.77	0.254
6	6904.79	0.159
7	6258.85	0.144
8	7057.79	0.162
9	11267.48	0.259
10	9783.22	0.225
11	6576.42	0.151
12	6484.97	0.149
13	6970.54	0.160
14	7749.02	0.178
15	9835.38	0.226
16	9733.98	0.223
17	7247.81	0.166
18	7517.87	0.173
19	7730.98	0.177
20	7728.91	0.177
21	6879.09	0.158
22	7289.25	0.167
23	7469.18	0.171
24	7902.04	0.181
25	11433.77	0.262
26	14373.14	0.330
27	10779.06	0.247
28	9692.75	0.223
29	8925.26	0.205
30	9426.91	0.216
31	8604.30	0.198
32	13103.71	0.301
33	12552.53	0.288
34	7725.20	0.177
35	11759.58	0.270
36	13725.23	0.315
37	15015.44	0.345
38	12386.42	0.284
39	8264.05	0.190
40	7764.39	0.178
41	8046.88	0.185
42	11302.26	0.259
43	21920.73	0.503
44	13730.64	0.315
45	8454.85	0.194
46	8350.97	0.192
47	9316.31	0.214
48	12089.94	0.278
49	7999.23	0.184
50	7402.56	0.170
51	7643.55	0.175
52	7690.42	0.177
53	7711.27	0.177
54	7725.68	0.177
55	7717.33	0.177
56	7690.02	0.177
57	7327.35	0.168
58	7031.38	0.161
59	11818.73	0.271
60	18341.45	0.421
61	15297.72	0.351
62	8735.11	0.201
63	7429.63	0.171
64	6639.43	0.152
65	6561.16	0.151
66	6553.20	0.150
67	8468.60	0.194
68	6769.10	0.155
69	10578.21	0.243
70	11844.30	0.272
71	9054.06	0.208
72	8726.15	0.200
73	8112.56	0.186
74	7332.31	0.168
75	8548.85	0.196
76	7599.49	0.174
77	7584.22	0.174
78	12962.66	0.298
79	19702.56	0.452
80	9582.50	0.220

Lot Area Table		
Lot #	SQ. FT.	Area
81	9099.71	0.209
82	7555.30	0.173
83	8437.31	0.194
84	13289.91	0.305
85	23932.02	0.549
86	11879.53	0.273
87	9213.31	0.212
88	9187.61	0.211
89	9657.46	0.222
90	12749.22	0.293
91	7918.67	0.182
92	6775.63	0.156
93	7556.95	0.173
94	7686.38	0.176
95	7665.63	0.176
96	7649.21	0.176
97	7683.44	0.176
98	7726.64	0.177
99	7684.60	0.176
100	7356.45	0.169
101	8823.42	0.203
102	8910.05	0.205
103	16518.54	0.379
104	15681.33	0.360
105	10711.22	0.246
106	7474.43	0.172
107	6340.30	0.146
108	17646.36	0.405
109	27286.48	0.626
110	16434.41	0.377
111	12612.36	0.290
112	12127.19	0.278
113	11990.65	0.275
114	10154.06	0.233
115	9768.66	0.224
116	10343.01	0.237
117	10407.61	0.239
118	9496.37	0.218
119	7684.45	0.176
120	10407.67	0.239
121	9265.93	0.213
122	11135.04	0.256
123	10925.38	0.251
124	10736.78	0.246
125	10382.26	0.238
126	9750.31	0.224
127	9627.47	0.221
128	8959.18	0.206
129	8942.35	0.205
130	13658.18	0.314
131	20958.32	0.481
132	14022.77	0.322
133	12805.77	0.294
134	10998.65	0.252
135	9303.81	0.214
136	8167.34	0.187
137	7515.10	0.173
138	7295.18	0.167
139	7279.98	0.167
140	7272.03	0.167
141	7264.07	0.167
142	9905.04	0.227
143	10129.51	0.233
144	7990.05	0.183
145	14218.03	0.326
146	10239.55	0.235
147	14029.19	0.322
148	14339.84	0.329
149	9160.99	0.210
150	7140.08	0.164
151	6955.40	0.160
152	7098.62	0.163
153	6827.64	0.157
154	6709.92	0.154
155	9272.20	0.213
156	7800.30	0.179
157	7744.40	0.178
158	7561.84	0.174
159	6975.24	0.160
160	9370.67	0.215

Lot Area Table		
Lot #	SQ. FT.	Area
161	14634.66	0.336
162	9015.36	0.207
163	8386.72	0.193
164	11526.23	0.265
165	9968.37	0.229
166	13931.19	0.320
167	12956.58	0.297
168	7130.48	0.164
169	6996.98	0.161
170	7197.13	0.165
171	7709.05	0.177
172	8407.44	0.193
173	12663.36	0.291
174	14070.78	0.323
175	10245.38	0.235
176	6894.78	0.158
177	6420.05	0.147
178	8931.19	0.205
179	10672.37	0.245
180	10617.09	0.244
181	11596.94	0.266
182	8531.85	0.196
183	6891.61	0.158
184	6544.48	0.150
185	6831.65	0.157
186	9043.96	0.208
187	9841.70	0.226
188	26126.31	0.600
189	25819.02	0.593
190	28150.01	0.646
191	9149.35	0.210
192	9024.62	0.207
193	7609.10	0.175
194	13258.37	0.304
195	13134.53	0.302

MATCH LINE "A"

NORTHWEST BOULEVARD

S 84° 53' 14" E 623.71'

"L2"

"L1"

12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL 12"WL

EXIST. 8" WATER LINE

PROP. 1-8" TEE
2-8" GATE VALVES

8"WL

PROP. FIRE HYDRANT

36"SD

24"SD

PROP. SAN. SEW. MANHOLE
TOP=
FL= 76.99

100' OF 12.0 inch PVC Pipe
SDR26 AT 0.20%

12"SS

PROP. SAN. SEW. MANHOLE
TOP=
FL= 76.79

PROP. 1-8" TEE
2-8" GATE VALVES

243' OF 12.0 inch PVC Pipe
SDR26 AT 0.20%

PROP. SAN. SEW. MANHOLE
TOP=
FL= 76.30

PROP. FIRE HYDRANT

21' OF 12.0 inch PVC Pipe
SDR26 AT 0.20%

PROP. SAN. SEW. MANHOLE
TOP=
FL= 76.34

407' OF 12.0 inch PVC Pipe
SDR26 AT 0.20%

PROP. FIRE HYDRANT

331' OF 12.0 inch PVC Pipe
SDR26 AT 0.20%

PROP. SAN. SEW. MANHOLE
TOP=
FL= 75.48

PROP. SAN. SEW. MANHOLE
TOP=
FL= 76.96

PROP. 2" FLUSH VALVE

PROP. FIRE HYDRANT

454' OF 12.0 inch PVC Pipe
SDR26 AT 0.20%

PROP. SAN. SEW. MANHOLE
TOP=
FL= 74.57

PROP. 1-8" GATE VALVE

326' OF 12.0 inch PVC Pipe
SDR26 AT 0.20%

PROP. SAN. SEW. MANHOLE
TOP=
FL= 74.84

PROP. 2" FLUSH VALVE

PROP. FIRE HYDRANT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 16 17 18 19 20 21 29 30 31 32 33 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 58 59 60 61 62 63 64

BEARING BASIS AS PER TEXAS
COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=60'

SANITARY SEWER FLOW CALCULATION

NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	63,000.00 GPD
TOTAL SEWAGE FLOW PER MINUTE:	43.75 GPM

WATER DEMAND CALCULATION

NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
WATER DEMAND AND OCCUPANCY:	90 GPD

MATCH LINE "B"

SHEET OF 1

File Name: 25081

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UTILITY LAYOUT

RIVERSTONE TRAILS
MASTER SUBDIVISION
CORPUS CHRISTI, TEXAS

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ENG. TECH: JUAN G.
PROJECT ENG: MARIO REYNA
T-BOOK:
1. RELEASE DATE:
2. RELEASE DATE:
3. RELEASE DATE:
SCALE:

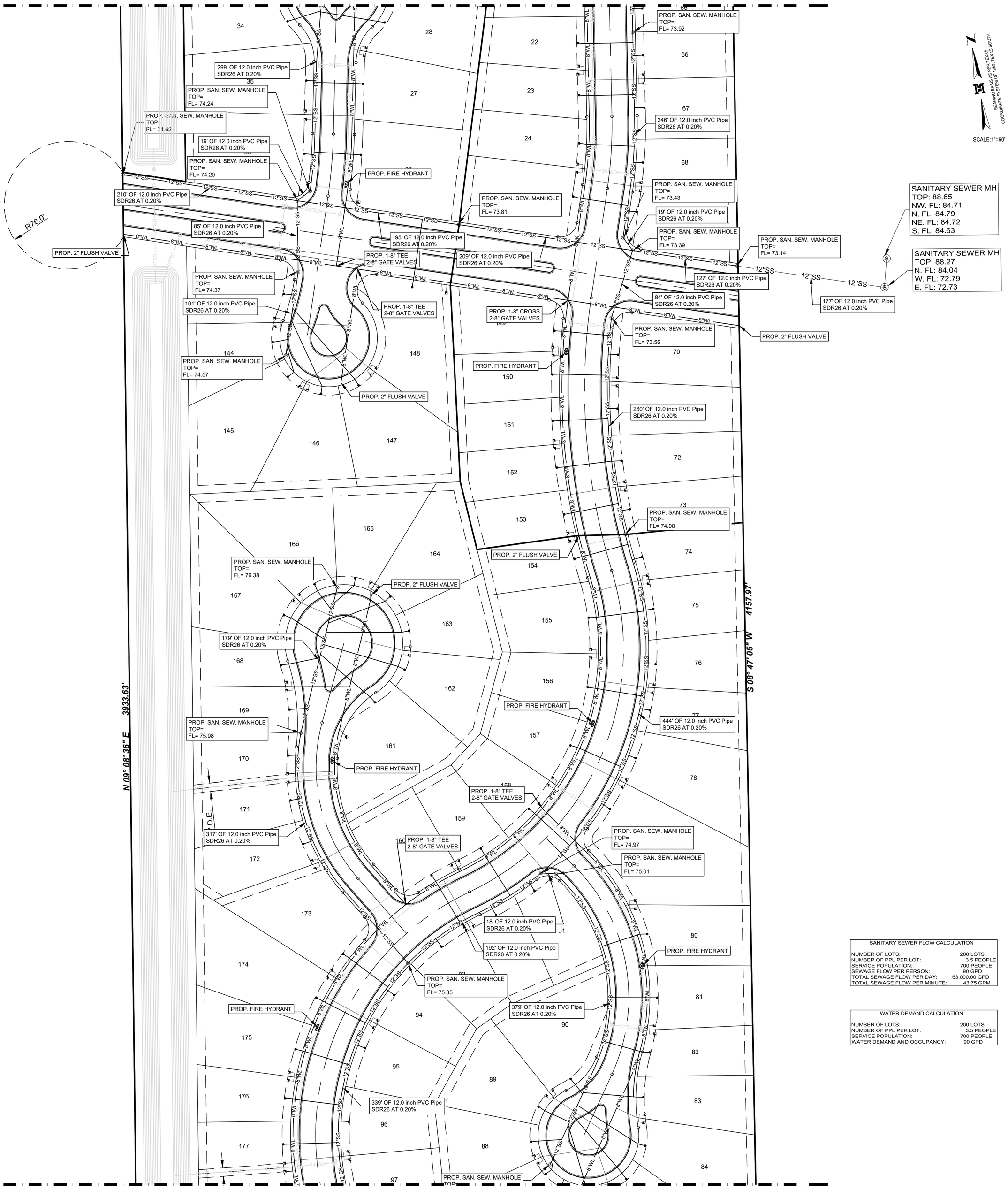
REVISION	DATE	BY

MELDEN & HUNT INC.
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MATCH LINE "B"



MATCH LINE "C"

SANITARY SEWER FLOW CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	63,000.00 GPD
TOTAL SEWAGE FLOW PER MINUTE:	43.75 GPM

WATER DEMAND CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
WATER DEMAND AND OCCUPANCY:	90 GPD

SHEET 1 OF 1

File Name: 25081

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UTILITY LAYOUT

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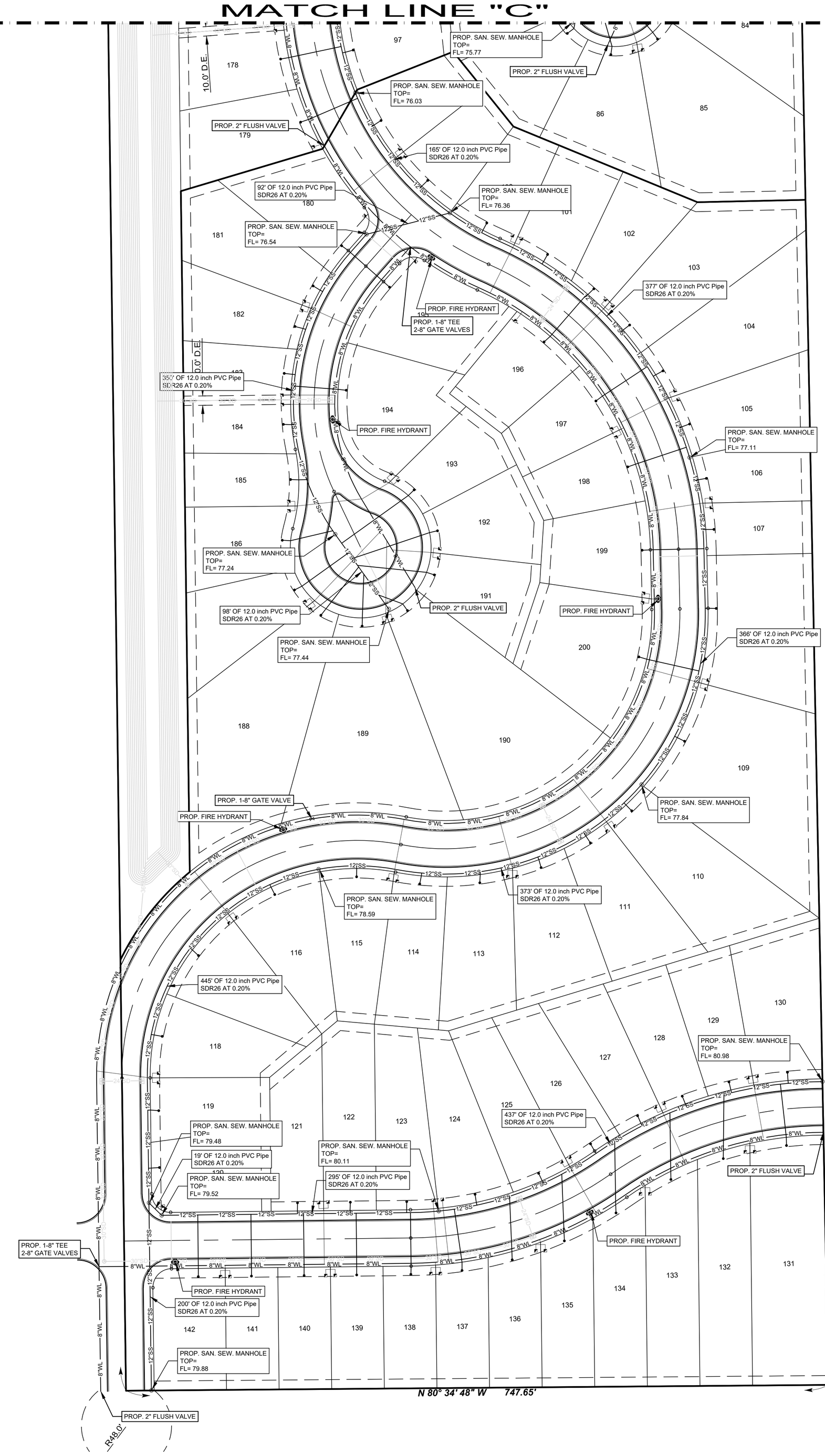
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MATCH LINE "C"





SCALE:1"=60'

SANITARY SEWER FLOW CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
SEWAGE FLOW PER PERSON:	90 GPD
TOTAL SEWAGE FLOW PER DAY:	63,000.00 GPD
TOTAL SEWAGE FLOW PER MINUTE:	43.75 GPM

WATER DEMAND CALCULATION	
NUMBER OF LOTS:	200 LOTS
NUMBER OF PPL PER LOT:	3.5 PEOPLE
SERVICE POPULATION:	700 PEOPLE
WATER DEMAND AND OCCUPANCY:	90 GPD

SHEET 1 OF 1

File Name: 25081

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UTILITY LAYOUT

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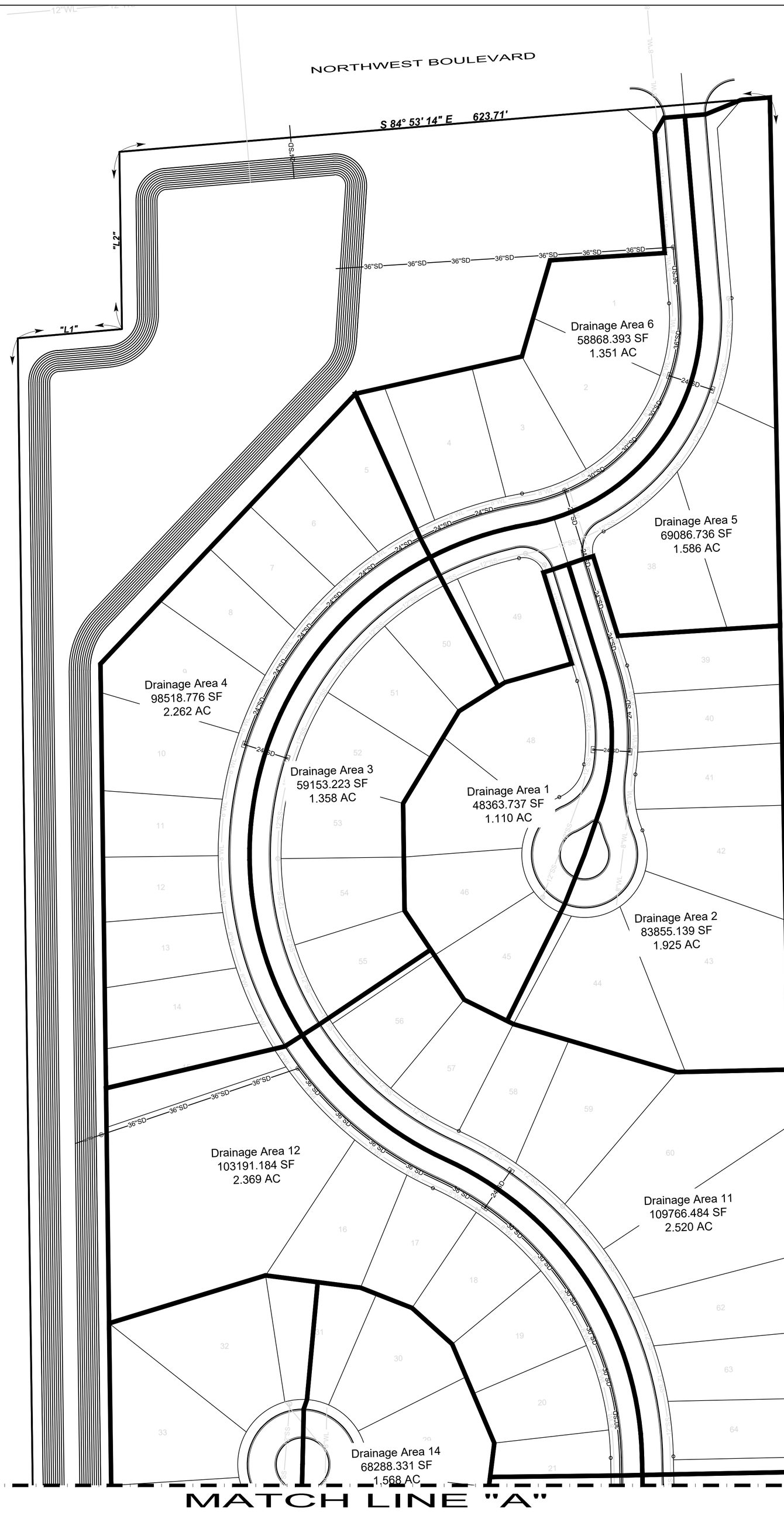
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PROJECT ENG: MARIO REYNA
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N

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=60'

DRAINAGE AREAS

RIVERSTONE TRAILS
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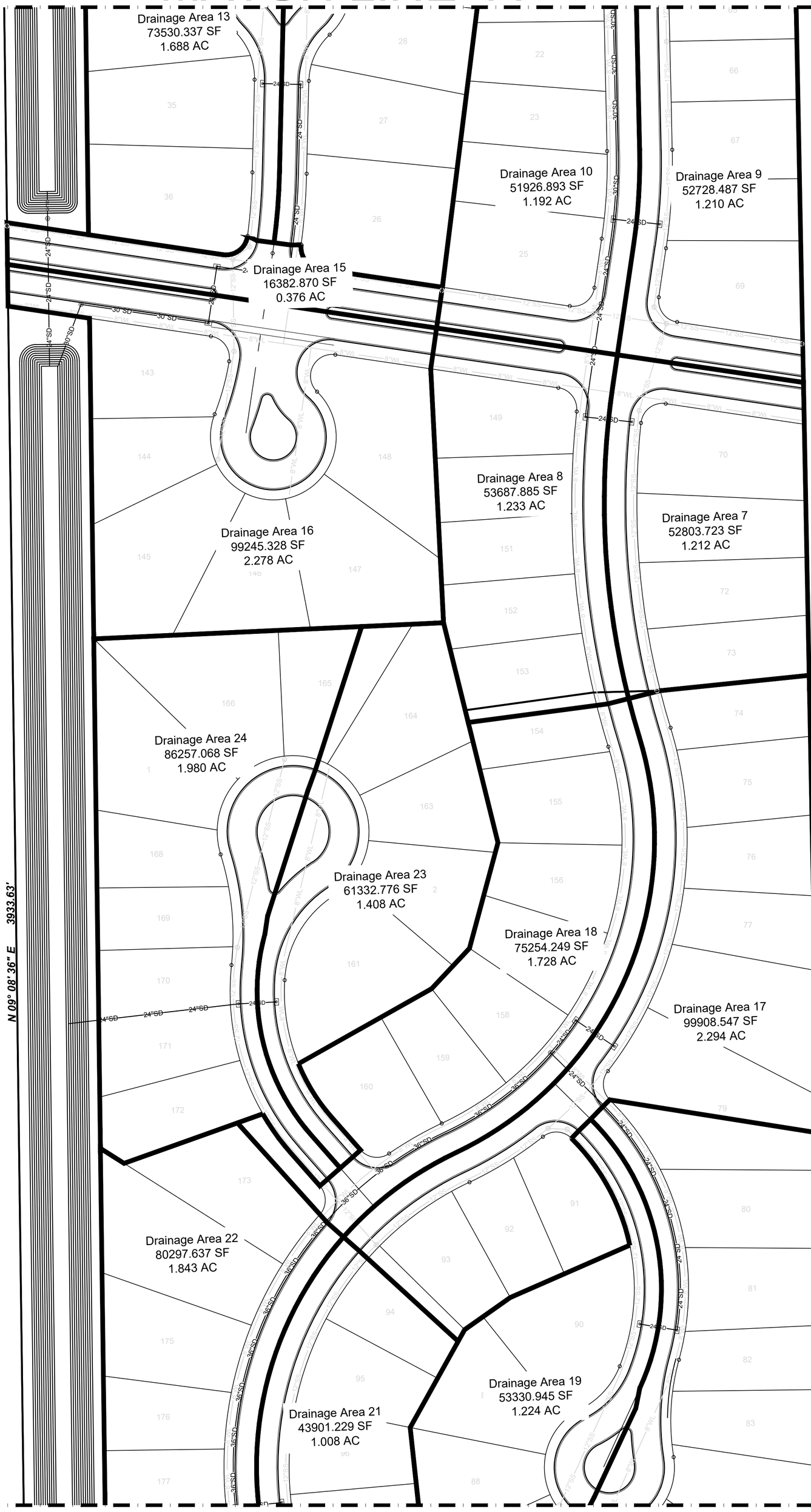
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MATCH LINE "A"



N

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=60'

MATCH LINE "B"

DRAINAGE AREAS

RIVERSTONE TRAILS
MASTER SUBDIVISION
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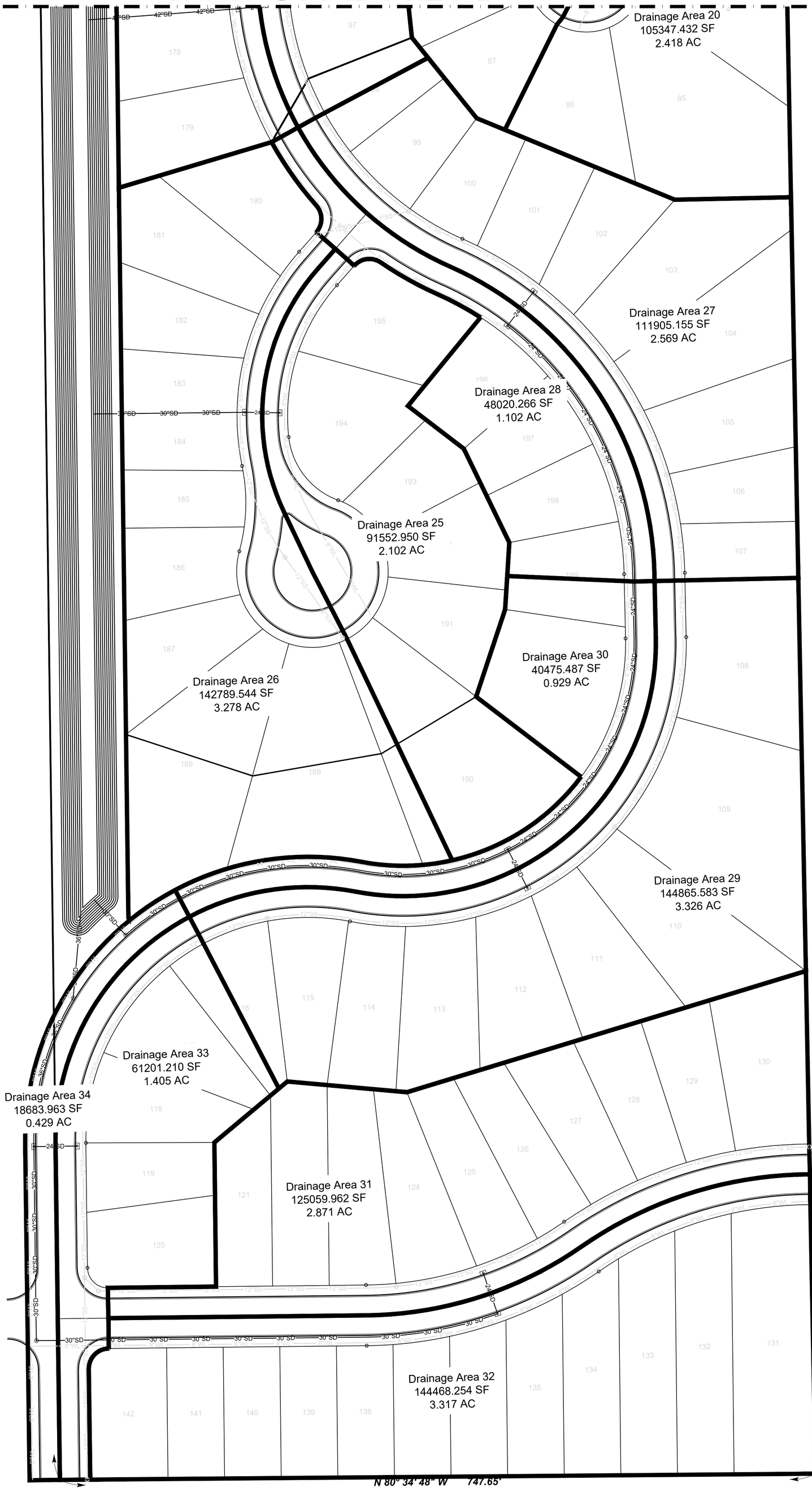
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MATCH LINE "B"



N

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=60'

DRAINAGE AREAS

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NORTHWEST BOULEVARD

S 84° 53' 14" E 623.71'

EXIST. CULVERT
FL= 75.40

PROP. STM. SWR. 24 inch RCP - 49 L.F. AT 0.308%

PROP. DISCHARGE STRUCTURE
FL= 75.55

PROP. DISCHARGE STRUCTURE
FL= 75.60

PROP. STM. SWR. 36 inch RCP - 317 L.F. AT 0.101%

PROP. DROP STORM SEWER MH
TOP=
FL IN= 81.32
FL OUT= 75.92

PROP. STM. SWR. 36 inch RCP - 124 L.F. AT 0.101%

PROP. TYPE "A" INLET
TOP=
FL= 81.45

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. TYPE "A" INLET
TOP=
FL= 81.52

PROP. STM. SWR. 30 inch RCP - 153 L.F. AT 0.144%

PROP. STORM SEWER MH
TOP=
FL= 81.67

PROP. STM. SWR. 24 inch RCP - 412 L.F. AT 0.174%

PROP. STM. SWR. 24 inch RCP - 259 L.F. AT 0.174%

PROP. TYPE "A" INLET
TOP=
FL= 82.39

PROP. TYPE "A" INLET
TOP=
FL= 82.46

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. TYPE "A" INLET
TOP=
FL= 82.18

PROP. TYPE "A" INLET
TOP=
FL= 82.12

PROP. STM. SWR. 35 inch RCP - 259 L.F. AT 0.174%

"FIRE LANE-NO PARKING

PROP. STORM SEWER MH
TOP=
FL= 81.32

PROP. DROP STORM SEWER MH
TOP=
FL IN= 81.12
FL OUT= 75.67

PROP. DISCHARGE STRUCTURE
FL= 75.65

PROP. STM. SWR. 36 inch RCP - 198 L.F. AT 0.101%

PROP. STM. SWR. 36 inch RCP - 24 L.F. AT 0.101%

PROP. STM. SWR. 36 inch RCP - 225 L.F. AT 0.101%

PROP. TYPE "A" INLET
TOP=
FL= 81.62

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. TYPE "A" INLET
TOP=
FL= 81.55

"L1"

"L2"

MATCH LINE "A"

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

SCALE:1"=60'

DRAINAGE LAYOUT

RIVERSTONE TRAILS
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CORPUS CHRISTI, TEXAS

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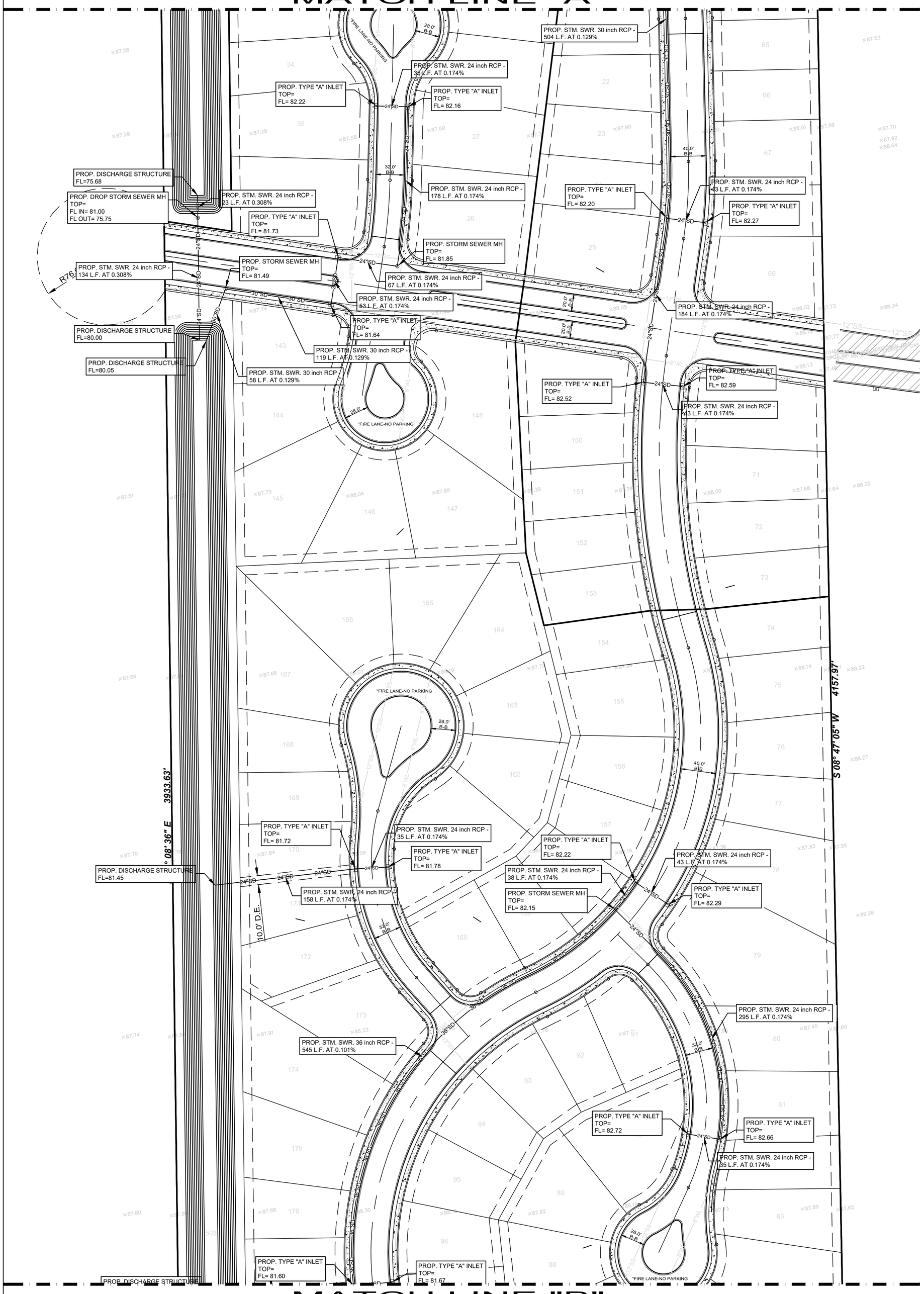
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MATCH LINE "A"



MATCH LINE "B"

N

SCALE:1"=60'

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

DRAINAGE LAYOUT

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MATCH LINE "B"

FL= 81.48

PROP. STM. SWR. 42 inch RCP - 148 L.F. AT 0.082%

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. TYPE "A" INLET TOP= FL= 83.27

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. TYPE "A" INLET TOP= FL= 83.20

PROP. STM. SWR. 24 inch RCP - 35 L.F. AT 0.174%

PROP. TYPE "A" INLET TOP= FL= 81.72

PROP. TYPE "A" INLET TOP= FL= 81.78

PROP. DISCHARGE STRUCTURE FL= 81.53

PROP. STM. SWR. 30 inch RCP - 149 L.F. AT 0.129%

PROP. STM. SWR. 24 inch RCP - 604 L.F. AT 0.174%

"FIRE LANE-NO PARKING

PROP. TYPE "A" INLET TOP= FL= 82.15

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. DISCHARGE STRUCTURE FL= 81.57

PROP. DISCHARGE STRUCTURE FL= 81.57

PROP. STM. SWR. 30 inch RCP - 400 L.F. AT 0.129%

PROP. TYPE "A" INLET TOP= FL= 82.22

PROP. STM. SWR. 36 inch RCP - 85 L.F. AT 0.101%

PROP. STORM SEWER MH TOP= FL= 81.63

PROP. STM. SWR. 30 inch RCP - 47 L.F. AT 0.129%

PROP. STORM SEWER MH TOP= FL= 81.66

PROP. STM. SWR. 36 inch RCP - 154 L.F. AT 0.101%

PROP. TYPE "A" INLET TOP= FL= 81.82

PROP. TYPE "A" INLET TOP= FL= 81.89

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. STM. SWR. 30 inch RCP - 192 L.F. AT 0.129%

PROP. TYPE "A" INLET TOP= FL= 82.73

PROP. STM. SWR. 24 inch RCP - 43 L.F. AT 0.174%

PROP. STORM SEWER MH TOP= FL= 82.07

PROP. TYPE "A" INLET TOP= FL= 82.66

PROP. STM. SWR. 30 inch RCP - 459 L.F. AT 0.129%

N 80° 34' 48" W 747.65'

R48.0'

SCALE:1"=60'

BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH

DRAINAGE LAYOUT

RIVERSTONE TRAILS
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CORPUS CHRISTI, TEXAS

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MASTER PLAT APPLICATION

Development Services Department

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

Office Use Only

Plat No.: _____ Grid/Map No.: _____

Planning Commission Hearing Date: _____

1. Applicant: Melden & Hunt, Inc.

Telephone: (____) _____ EMAIL: mario@meldenandhunt.com

Address: 115 W. McIntyre, Edinburg, Texas 78541

Status of Applicant: Owner: _____ Other: (specify) Engineer

2. Engineer/Surveyor: Melden & Hunt Inc Telephone: (956) 381-0981

Address: 115 W. McIntyre, Edinburg, Texas 78541 EMAIL: eig@meldenandhunt.com

Contact Person: Mario Reyna Telephone: (956) 381-0981

3. Owner: Dean Lontos, Executor of Estate & William Mays Telephone: (214) 207-8044

Address: 2900 McKinnon St, Apt 2205, Dallas, Texas 75201

Type of Ownership: ☐ Sole ☐ Partnership ☐ Corporation

Other Executor of Estate

4. Master Preliminary Plat:

Proposed Subdivision Name: Riverstone Trails

Location: FM RD 624 Acreage: _____

Legal Description: McIntyre Partition, Undiv Int In 68.788 Acres Off FM RD 624

Land Use: (Existing) Agricultural (Proposed) Single Family Residential

Zoning: (Existing) FR (Proposed) R-6

Tax I.D. No.: 200143588

Proposed No. of Lots: 226

Reason for plat/replat: Master Planned Development

Application is not valid without Completion of all pages

Send complete Plat Applications to : https://corpuschristi-prd.rhythmlabs.infor.com/

Office Use Only				
Date Rcvd: _____ Received by: _____ Filing Fee: _____ Recording Fee: _____ Type Plat: _____ ADP: _____ CT: _____ Comments: _____ District: _____	PRELIMINARY: Denied: _____ Approved: _____	FINAL: Denied: _____ Approved: _____	RECORDED: Date: _____ Volume: _____ Page: _____	

SEE REVERSE SIDE

5. PLAT CHECKLIST FOR MASTER PRELIMINARY PLATS:

X 1. Outline of boundary denoted by bold lines and showing the Phasing boundaries with a Legend providing description for the development each Phase with the approximate time frame to be completed.

X 2. Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, etc., with principle dimensions.

X 3. Location, width and name of existing streets, easements, and water courses with principal dimensions, or other significant features 200 feet outside the plat boundary.

X 4. Location and size of existing and proposed Master Planned water and sewer lines.

X 5. Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters.

X 6. Provide a Vicinity sketch or location map. Not more than 800 feet to the inch with street names. Master Plat to have north arrow.

X 7. Identify and label boundaries of FEMA Flood Zones.

N/A 8. Identify any Air Installation Compatible Use Zones (AICUZ)

X 9. Identify future Park dedication, greenbelts, or other open spaces.

N/A 10. Identify any existing previous sanitary landfill, shooting range, or other environmental concern.

N/A 11. Identify location of body of water including an intermittent or perennial stream.

N/A 12. Identify preliminary description of Endangered/Protected Species Habitat.

N/A 13. Identify preliminary description of any area of the site that may be jurisdictional wetland.

N/A 14. Identify preliminary determination of the location of any critical Dune Areas.

_____ 15. Peak Hour Traffic form (as required).

Mandatory Requirements

_____ All plats and plans are submitted electronically to: **https://corpuschristi-prd.rhythmlabs.infor.com/**. See plat templates at: **https://www.cctexas.com/services/construction-and-property-services/starting-building-project/platting**

7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN (Required for Prelim and Final/Replats over 1 acre)

_____ 1. Brief description of the project
_____ 2. Maps showing the area covered by the plan or the preliminary plat
_____ 3. Land use assumptions used
_____ 4. Drainage plan elements:
- A. Hydrology parameters, 5, 25, and 100 year;
- B. Hydraulic calculations and identify parameters used for the 5, 25, and 100 year;
- C. Define Drainage Area Boundary. Acreage, including sub basins;
- D. Identify existing outfall;
- E. Ditch cross sections, existing and proposed;
- F. Verification of adequate inlet capacity;
- G. Flow line elevations;
- H. Establish hydraulic gradient line elevations (5-100 year);
- I. Elevations/Contours;
- J. Detention design if applicable (100 year);

_____ 5. Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment
_____ 6. Confirm on-site storm water management facility, if any
_____ 7. Submit copy of SWQMP to TXDOT if adjacent to state designated ROW.
_____ 8. Route to runoff to ultimate outfall.
_____ 9. Include permanent measures to reduce pollution from runoff:
- A. Vegetated buffer strips along boundaries of environmentally sensitive areas
- B. Drainage outfalls that discharge directly to environmentally sensitive areas shall be located with:
  1. Velocity control at outfall openings to eliminate erosion
  2. Rock rubble at outfall opening for velocity reductions and trapping of floatables.
- C. Delineate wetlands
- D. Identify submerged lands belonging to the State of Texas.
- E. Identify location if within 1000 feet of the mean high tide limit of the Gulf of Mexico and show compliance with the City of Corpus Christi Dune Protection and Beach Access Plan.
- F. Identify if location upstream of the City's raw water supply intake and include measures to reduce runoff of contaminated storm water.
- G. Include and identify greenbelts, grassy drainage swales, to encourage percolation of drainage waters and reduce erosion from unlined drainage channels.

8. CERTIFICATION

I hereby certify that the above information and attached plat are true and correct to the best of my knowledge, and that the proposed plat is not in conflict with any deed restrictions or restrictive covenants

Owner's Signature: _____ William M. May Date: 7-21-25

Owner's Printed Name: Dean Lontos William May

Engineer/Surveyor's Signature: _____ Date: 7-24-25

Engineer/Surveyor's Printed Name: Mario Reyna, P.E.

Application is not valid without Completion of all pages

Send complete Plat Applications to: https://corpuschristi-prd.rhythmlabs.infor.com/

9. APPLICATION FEES*:					
(Public & Non-Public Notice Plats)		(Master Preliminary Plat)	$605.00		
Less than 1 acre	$1,089.00	(Preliminary Plat)		(Amending/Vacating Plat)	$911.74
1 to 5 acres	$1,573.00	Less than 1 acre	$1,694.00	(Minor Plat)	$828.85
5+ acres	$2,057.00	1 to 5 acres	$2,178.00	(Plat review fee after 2nd Rev.)	15% of App.
(Public notice surcharge)	$250.00	5+ acres	$2,662.00	Addressing fee for Final Plats	fee$121.00

10. RECORDING FEES: (due at the time original tracing is submitted for Final plat recording)

$60.00 + $50.00 each additional page + $60.50 DS Admin fee

All fees denoted with * will be assessed a 4.5% surcharge

FIRM NAME: MELDEN & HUNT, INC.
TBPELS FIRM #F1435
TITLE: RIVERSTONE TRAILS MASTER SUBDIVISION
PREPARED BY: MARIO A. REYNA, P.E
DATE: July 28, 2025



7-28-25

INDEX

1. Drainage Statement
2. Drainage Calculations
3. Location Map
4. Subdivision Plat
5. Paving & Drainage Layout
6. USGS Topographical Map
7. Rainfall Intensity Table
8. USDA Soils Map
9. USDA Soils Legend & Description
10. FEMA FIRM with site location

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
MARIO A. REYNA • ALLAN F. BOOE • ROBERTO N. TAMEZ • RUBEN JAMES DE JESUS • MICHAEL HERNANDEZ
TBPELS Firm # F-1435
TBPELS # 10096900

Drainage Statement
RIVERSTONE TRAILS MASTER SUBDIVISION
Project #25081.00 Date: July 28, 2025

RIVERSTONE TRAILS MASTER SUBDIVISION A tract of land containing 69.213 acres situated in the City of Corpus Christi, Nueces County, Texas, being a part or portion out of the McIntyre partition. This subdivision lies in Zone "X" (unshaded), are areas determined to be outside 0.2% annual chance floodplain. Community Panel No. 485464 0260 G; Map revised: October 13, 2022. The property is located on the Southwest corner of the intersection of Northwest Boulevard (F.M. 624) and F.M. 1889, 3,000 feet West of said intersection. The property is currently open with a proposed use of 226 residential lots and 7 common areas, currently inside Nueces County, Texas.

The soils in this area (CCB) Raymondville complex, (MGC) Miguel fine sandy loam and (VCA) Victoria clay, which are in Hydrologic Group "C". These soils have a slow infiltration rate when thoroughly wet and have a slow rate of water transmission. (See excerpts from "Soil Survey of Hidalgo County, Texas").

Existing runoff is in a southeasterly direction, with a runoff of 13.61 c.f.s. during the 10-year storm frequency as per the attached calculations. Proposed runoff after development is 105.15 c.f.s., during the 50-year storm frequency, per the attached calculation, which is an increase of 91.54 c.f.s.

The proposed drainage for this subdivision shall consist of surface runoff from the lots into the proposed streets and collected by type "A" inlets located at key points within the subdivision. The pipe size diameters shall range from 24" to 60". The proposed storm system shall discharge into a proposed detention pond on the Northwest corner of this site, which will cross Northwest Blvd via existing culvert. This culvert discharges into an existing drainage creek that ties into the Nueces River that ultimately discharges into Nueces Bay.

In accordance with the Nueces County drainage policy, the peak rate of runoff in this subdivision will not be increased during the 50-year rainfall event due to the building of this subdivision. Therefore, as per attached calculations the required 509,462 cubic feet of detention will be provided within the proposed detention pond.

7-28-26

Mario A. Reyna, P.E. #117368 Date



DRAINAGE REPORT

PROJECT NAME: **RIVERSTONE TRAILS MASTER** # of Lots: **226**
PROJECT NUMBER: 25045
DATE: July 28, 2025

I. Existing Condition-10 year

Ex. Area: 3,014,899.288 sf
69.213 ac

Int. Coeff. "k' 0.213 Table 3-2
Kμ 3.28
Length 4150 ft
Velocity 0.270582 ft/sec

Slope : 0.15 %
tc : 255.62 min
Rainfall Intensity (10yr) 0.983 in/hr
c factor 0.200
Q peak existing condition: 13.61 cfs

II. Future Condition-50 year

Future area: 3,014,899.29 sf
69.21 ac
Slope : 0.15 %
tc : 69.60 min
Rainfall Intensity (50yr) 3.696 in/hr
c factor 0.411
Q future cond. = Aci = i * = 105.15 * 0.41
28.4463638 i

time min.	time hour	i in/hr	Qin cfs	Vin cf	Qout cfs	Vout cf	REQ'D V cf
5	0.08	12.477	354.93	106478	13.61	30454	76024
10	0.17	10.253	291.66	174996	13.61	32495	142502
15	0.25	8.761	249.22	224297	13.61	34536	189761
25	0.42	6.864	195.26	292884	13.61	38618	254266
35	0.58	5.697	162.06	340324	13.61	42700	297623
45	0.75	4.899	139.36	376269	13.61	46783	329486
55	0.92	4.316	122.77	405156	13.61	50865	354291
65	1.08	3.869	110.06	429230	13.61	54947	374283
75	1.25	3.514	99.96	449822	13.61	59029	390793
85	1.42	3.226	91.77	468017	13.61	63112	404905
95	1.58	2.986	84.94	484163	13.61	67194	416969
105	1.75	2.782	79.14	498568	13.61	71276	427292
115	1.92	2.608	74.19	511898	13.61	75358	436540
125	2.08	2.456	69.86	523982	13.61	79441	444541
135	2.25	2.323	66.08	535255	13.61	83523	451733
145	2.42	2.205	62.72	545701	13.61	87605	458096
155	2.58	2.100	59.74	555557	13.61	91687	463870
165	2.75	2.006	57.06	564928	13.61	95770	469158
175	2.92	1.920	54.62	573479	13.61	99852	473627
185	3.08	1.843	52.43	581936	13.61	103934	478002
195	3.25	1.772	50.41	589761	13.61	108016	481745
205	3.42	1.707	48.56	597263	13.61	112099	485164
215	3.58	1.647	46.85	604380	13.61	116181	488199
225	3.75	1.592	45.29	611369	13.61	120263	491106
235	3.92	1.541	43.84	618085	13.61	124345	493740

245	4.08	1.493	42.47	624315	13.61	128428	495888
255	4.25	1.448	41.19	630212	13.61	132510	497702
265	4.42	1.407	40.02	636382	13.61	136592	499790
275	4.58	1.368	38.91	642091	13.61	140674	501417
285	4.75	1.331	37.86	647442	13.61	144757	502686
295	4.92	1.297	36.89	653040	13.61	148839	504202
305	5.08	1.264	35.96	657999	13.61	152921	505078
315	5.25	1.233	35.07	662906	13.61	157003	505902
325	5.42	1.204	34.25	667864	13.61	161085	506778
335	5.58	1.177	33.48	672976	13.61	165168	507808
345	5.75	1.150	32.71	677166	13.61	169250	507916
355	5.92	1.125	32.00	681646	13.61	173332	508314
365	6.08	1.102	31.35	686519	13.61	177414	509104
375	6.25	1.079	30.69	690607	13.61	181497	509110
385	6.42	1.057	30.07	694566	13.61	185579	508987
395	6.58	1.037	29.50	699123	13.61	189661	509462
405	6.75	1.017	28.93	702998	13.61	193743	509254
415	6.92	0.998	28.39	706898	13.61	197826	509072
425	7.08	0.980	27.88	710875	13.61	201908	508967
435	7.25	0.962	27.37	714237	13.61	205990	508247
445	7.42	0.946	26.91	718504	13.61	210072	508431
455	7.58	0.930	26.46	722225	13.61	214155	508070
465	7.75	0.914	26.00	725399	13.61	218237	507162
475	7.92	0.899	25.57	728839	13.61	222319	506519
485	8.08	0.885	25.18	732593	13.61	226401	506192
495	8.25	0.871	24.78	735870	13.61	230484	505387
505	8.42	0.857	24.38	738670	13.61	234566	504104
515	8.58	0.845	24.04	742749	13.61	238648	504101
525	8.75	0.832	23.67	745522	13.61	242730	502792
535	8.92	0.820	23.33	748765	13.61	246813	501952
545	9.08	0.808	22.98	751598	13.61	250895	500703
555	9.25	0.797	22.67	754969	13.61	254977	499992
565	9.42	0.786	22.36	757965	13.61	259059	498905
575	9.58	0.775	22.05	760585	13.61	263142	497443
585	9.75	0.765	21.76	763828	13.61	267224	496604
600	10	0.750	21.33	768025	13.61	273347	494678
630	10.5	0.722	20.54	776355	13.61	285594	490761
690	11.5	0.673	19.13	792051	13.61	310088	481963
720	12	0.651	18.51	799469	13.61	322334	477135
750	12.5	0.630	17.93	806631	13.61	334581	472050
780	13	0.611	17.38	813556	13.61	346828	466728
810	13.5	0.593	16.88	820260	13.61	359075	461186
840	14	0.577	16.40	826759	13.61	371321	455438
870	14.5	0.561	15.96	833067	13.61	383568	449499
900	15	0.546	15.54	839195	13.61	395815	443380
930	15.5	0.532	15.15	845155	13.61	408061	437093
960	16	0.519	14.77	850956	13.61	420308	430648
990	16.5	0.507	14.42	856609	13.61	432555	424054
1020	17	0.495	14.09	862120	13.61	444802	417319
1050	17.5	0.484	13.77	867499	13.61	457048	410451
1080	18	0.473	13.47	872752	13.61	469295	403457
1110	18.5	0.463	13.18	877885	13.61	481542	396343
1140	19	0.454	12.91	882904	13.61	493789	389116
1170	19.5	0.445	12.65	887815	13.61	506035	381780
1200	20	0.436	12.40	892624	13.61	518282	374342
1230	20.5	0.427	12.16	897334	13.61	530529	366805
1260	21	0.419	11.93	901950	13.61	542776	359174
1290	21.5	0.412	11.71	906476	13.61	555022	351454

1320	22	0.404	11.50	910917	13.61	567269	343647
1350	22.5	0.397	11.30	915275	13.61	579516	335759
1380	23	0.390	11.11	919554	13.61	591763	327791
1410	23.5	0.384	10.92	923757	13.61	604009	319748
1440	24	0.378	10.74	927888	13.61	616256	311632



Storage Required:	509,462	cf
Storage Required:	11.696	Ac.-Ft.
w/ release rate of:	13.61	cfs
Storage / Ac. Development:	0.169	Ac.Ft. per Ac.
Storage / Lot:	2254.257544	cf per lot

7-2025

TABLE I

TIME OF CONCENTRATION DETERMINATION

RIVERSTONE TRAILS MASTER

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#1	Overland & Gutter	0.411	167		18.6			315	1.7	3.1	21.6
D.A.#1-D.A.#2	Pipe Flow	0.411						43	3.0	0.2	21.9
D.A.#2	Overland & Gutter	0.411	131		14.6			276	1.7	2.7	17.3
D.A.#2-OUTFALL	Pipe Flow	0.411						151	3.0	0.8	22.7
D.A.#3	Overland & Gutter	0.411	120		13.3			226	1.7	2.2	15.5
D.A.#3-D.A.#4	Pipe Flow	0.411						35	3.0	0.2	22.9
D.A.#4	Overland & Gutter	0.411	221		24.6			253	1.7	2.5	27.0
D.A.#4-D.A.#2	Pipe Flow	0.411						619	3.0	3.4	30.5
D.A.#5	Overland & Gutter	0.411	148		16.4			183	1.7	1.8	18.2
D.A.#5-D.A.#6	Pipe Flow	0.411						36	3.0	0.2	30.7
D.A.#6	Overland & Gutter	0.411	199		22.1			167	1.7	1.6	23.7
D.A.#6-D.A.#18	Pipe Flow	0.411						167	3.0	0.9	31.6
D.A.#7	Overland & Gutter	0.411	155		17.2			264	1.7	2.6	19.8
D.A.#7-D.A.#8	Pipe Flow	0.411						35	3.0	0.2	31.8
D.A.#8	Overland & Gutter	0.411	175		19.4			269	1.7	2.6	22.1
D.A.#8-D.A.#10	Pipe Flow	0.411						238	3.0	1.3	23.4

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

FLOWRATE DETERMINATION

RIVERSTONE TRAILS MASTER

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#1	2.231	0.411	21.6	25	5.697	5.22				
D.A.#1-D.A.#2	2.231	0.411	21.9	25	5.666	5.20	24.00	0.053%	0.174%	4.8
D.A.#2	1.738	0.411	17.3	25	6.342	4.53				
D.A.#2-OUTFALL	5.516	0.411	22.7	25	5.561	12.61	30.00	0.095%	0.129%	4.2
D.A.#3	1.547	0.411	15.5	25	6.642	4.22				
D.A.#3-D.A.#4	1.547	0.411	22.9	25	5.537	3.52	24.00	0.024%	0.174%	3.9
D.A.#4	2.815	0.411	27.0	25	5.080	5.88				
D.A.#4-D.A.#2	4.362	0.411	30.5	25	4.759	8.53	24.00	0.143%	0.174%	5.4
D.A.#5	1.438	0.411	18.2	25	6.184	3.66				
D.A.#5-D.A.#6	1.438	0.411	30.7	25	4.742	2.80	24.00	0.015%	0.174%	3.4
D.A.#6	0.729	0.411	23.7	25	5.437	1.63				
D.A.#6-D.A.#18	2.167	0.411	31.6	25	4.270	3.80	24.00	0.028%	0.174%	1.5
D.A.#7	1.829	0.411	19.8	25	5.948	4.47				
D.A.#7-D.A.#8	1.829	0.411	31.8	25	4.648	3.49	24.00	0.024%	0.174%	4.1
D.A.#8	2.066	0.411	22.1	25	5.641	4.79				
D.A.#8-D.A.#10	3.895	0.411	23.4	25	5.478	8.77	24.00	0.151%	0.174%	4.4

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MA

TABLE I

TIME OF CONCENTRATION DETERMINATION

RIVERSTONE TRAILS MASTER

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#9	Overland & Gutter	0.411	173		19.2			356	1.7	3.5	22.7
D.A.#9-D.A.#10	Pipe Flow	0.411						43	3.0	0.2	32.0
D.A.#10	Overland & Gutter	0.411	138		15.3			265	1.7	2.6	17.9
D.A.#10-D.A.#14	Pipe Flow	0.411						498	3.0	2.8	34.8
D.A.#11	Overland & Gutter	0.411	148		16.4			303	1.7	3.0	19.4
D.A.#11-D.A.#12	Pipe Flow	0.411						53	3.0	0.3	35.1
D.A.#12	Overland & Gutter	0.411	163		18.1			309	1.7	3.0	21.1
D.A.#12-D.A.#14	Pipe Flow	0.411						339	3.0	1.9	23.0
D.A.#13	Overland & Gutter	0.411	248		27.6			349	1.7	3.4	31.0
D.A.#13-D.A.#14	Pipe Flow	0.411						43	3.0	0.2	31.2
D.A.#14	Overland & Gutter	0.411	138		15.3			263	1.7	2.6	17.9
D.A.#14-D.A.#16	Pipe Flow	0.411						425	3.0	2.4	37.5
D.A.#15	Overland & Gutter	0.411	111		12.3			198	1.7	1.9	14.3
D.A.#15-D.A.#16	Pipe Flow	0.411						43	3.0	0.2	37.7
D.A.#16	Overland & Gutter	0.411	246		27.3			221	1.7	2.2	29.5
D.A.#16-D.A.#18	Pipe Flow	0.411						494	3.0	2.7	40.4

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

FLOWRATE DETERMINATION

RIVERSTONE TRAILS MASTER

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#9	2.033	0.411	22.7	25	5.562	4.65				
D.A.#9-D.A.#10	2.033	0.411	32.0	25	4.628	3.87	24.00	0.029%	0.174%	4.3
D.A.#10	1.656	0.411	17.9	25	6.233	4.24				
D.A.#10-D.A.#14	7.584	0.411	34.8	25	4.415	13.76	30.00	0.113%	0.129%	3.9
D.A.#11	1.831	0.411	19.4	25	6.006	4.52				
D.A.#11-D.A.#12	1.831	0.411	35.1	25	4.394	3.31	24.00	0.021%	0.174%	4.1
D.A.#12	1.828	0.411	21.1	25	5.764	4.33				
D.A.#12-D.A.#14	3.659	0.411	23.0	25	5.524	8.31	24.00	0.135%	0.174%	4.0
D.A.#13	2.557	0.411	31.0	25	4.716	4.96				
D.A.#13-D.A.#14	2.557	0.411	31.2	25	4.696	4.94	24.00	0.048%	0.174%	4.5
D.A.#14	1.384	0.411	17.9	25	6.236	3.55				
D.A.#14-D.A.#16	15.184	0.411	37.5	25	4.230	26.40	42.00	0.069%	0.082%	3.3
D.A.#15	0.901	0.411	14.3	25	6.888	2.55				
D.A.#15-D.A.#16	0.901	0.411	37.7	25	4.214	1.56	24.00	0.005%	0.174%	2.3
D.A.#16	2.182	0.411	29.5	25	4.846	4.35				
D.A.#16-D.A.#18	18.267	0.411	40.4	25	4.042	30.35	48.00	0.045%	0.069%	4.0

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$

USING THE RATIONAL METHOD, AS PER

"TXDOT BRIDGE HYDRAULIC MA

TABLE I

TIME OF CONCENTRATION DETERMINATION

RIVERSTONE TRAILS MASTER

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#17	Overland & Gutter	0.411	111		12.3			288	1.7	2.8	15.2
D.A.#17-D.A.#18	Pipe Flow	0.411						50	3.0	0.3	40.7
D.A.#18	Overland & Gutter	0.411	182		20.2			301	1.7	3.0	23.2
D.A.#18-OUTFALL	Pipe Flow	0.411						442	3.0	2.5	43.2
D.A.#19	Overland & Gutter	0.411	245		27.2			296	1.7	2.9	30.1
D.A.#19-D.A.#20	Pipe Flow	0.411						35	3.0	0.2	43.4
D.A.#20	Overland & Gutter	0.411	129		14.3			257	1.7	2.5	16.9
D.A.#20-D.A.#22	Pipe Flow	0.411						414	3.0	2.3	45.7
D.A.#21	Overland & Gutter	0.411	116		12.9			266	1.7	2.6	15.5
D.A.#21-D.A.#22	Pipe Flow	0.411						43	3.0	0.2	15.7
D.A.#22	Overland & Gutter	0.411	256		28.4			300	1.7	2.9	31.4
D.A.#22-D.A.#26	Pipe Flow	0.411						592	3.0	3.3	34.7
D.A.#23	Overland & Gutter	0.411	201		22.3			288	1.7	2.8	25.2
D.A.#23-D.A.#24	Pipe Flow	0.411						35	3.0	0.2	45.9
D.A.#24	Overland & Gutter	0.411	252		28.0			294	1.7	2.9	30.9
D.A.#24-D.A.#26	Pipe Flow	0.411						403	3.0	2.2	48.1
D.A.#25	Overland & Gutter	0.411	113		12.6			255	1.7	2.5	15.1
D.A.#25-D.A.#26	Pipe Flow	0.411						43	3.0	0.2	48.3

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER "TXDOT BRIDGE HYDRAULIC MANUAL"

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA
FLOWRATE DETERMINATION
RIVERSTONE TRAILS MASTER

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#17	1.374	0.411	15.2	25	6.716	3.79				
D.A.#17-D.A.#18	1.374	0.411	40.7	25	4.026	2.27	24.00	0.010%	0.174%	3.5
D.A.#18	2.079	0.411	23.2	25	5.505	4.70				
D.A.#18-OUTFALL	23.887	0.411	43.2	25	3.886	38.15	60.00	0.038%	0.051%	4.3
D.A.#19	2.906	0.411	30.1	25	4.790	5.72				
D.A.#19-D.A.#20	2.906	0.411	43.4	25	3.875	4.63	24.00	0.042%	0.174%	5.2
D.A.#20	1.224	0.411	16.9	25	6.411	3.23				
D.A.#20-D.A.#22	4.130	0.411	45.7	25	3.755	6.37	24.00	0.080%	0.174%	3.0
D.A.#21	1.602	0.411	15.5	25	6.652	4.38				
D.A.#21-D.A.#22	1.602	0.411	15.7	25	6.608	4.35	24.00	0.037%	0.174%	4.0
D.A.#22	2.465	0.411	31.4	25	4.682	4.74				
D.A.#22-D.A.#26	8.197	0.411	34.7	25	4.424	14.91	36.00	0.050%	0.101%	4.4
D.A.#23	2.620	0.411	25.2	25	5.277	5.68				
D.A.#23-D.A.#24	2.620	0.411	45.9	25	3.745	4.03	24.00	0.032%	0.174%	5.2
D.A.#24	3.169	0.411	30.9	25	4.724	6.15				
D.A.#24-D.A.#26	5.789	0.411	48.1	25	3.636	8.65	24.00	0.147%	0.174%	5.6
D.A.#25	1.341	0.411	15.1	25	6.735	3.71				
D.A.#25-D.A.#26	1.341	0.411	48.3	25	3.625	2.00	24.00	0.008%	0.174%	3.4

FORMULA FOR INTENSITY $I = \frac{b}{(Tc + d)^e}$
USING THE RATIONAL METHOD, AS PER
"TXDOT BRIDGE HYDRAULIC MA

TABLE I

TIME OF CONCENTRATION DETERMINATION

RIVERSTONE TRAILS MASTER

COMPUTATION POINT	DESCRIPTION OF RUNOFF MEDIUM	OVERLAND FLOW				CHANNEL, PIPE, STREET, ETC. FLOW					
		C	LENGTH (FT.)	GRADE (%)	TIME (MIN)	WIDTH\DIA. (FT)	GRADE (%)	LENGTH (FT)	VELOCITY (FPS)	TIME (MIN)	TOTAL TIME (MIN)
D.A.#26	Overland & Gutter	0.411	156		17.3			289	1.7	2.8	20.2
D.A.#26-OUTFALL	Pipe Flow	0.411						2553	3.0	14.2	62.5
D.A.#27	Overland & Gutter	0.411	250		27.8			321	1.7	3.1	30.9
D.A.#27-D.A.#28	Pipe Flow	0.411						43	3.0	0.2	62.8
D.A.#28	Overland & Gutter	0.411	139		15.4			300	1.7	2.9	18.4
D.A.#28-D.A.#30	Pipe Flow	0.411						594	3.0	3.3	66.1
D.A.#29	Overland & Gutter	0.411	253		28.1			348	1.7	3.4	31.5
D.A.#29-D.A.#30	Pipe Flow	0.411						43	3.0	0.2	66.3
D.A.#30	Overland & Gutter	0.411	155		17.2			300	1.7	2.9	20.2
D.A.#30-OUTFALL	Pipe Flow	0.411						1376	3.0	7.6	27.8
D.A.#31	Overland & Gutter	0.411	173		19.2			360	1.7	3.5	22.8
D.A.#31-D.A.#32	Pipe Flow	0.411						43	3.0	0.2	28.0
D.A.#32	Overland & Gutter	0.411	155		17.2			354	1.7	3.5	20.7
D.A.#32-D.A.#33	Pipe Flow	0.411						401	3.0	2.2	68.5
D.A.#33	Overland & Gutter	0.411	136		15.1			324	1.7	3.2	18.3
D.A.#33-D.A.#34	Pipe Flow	0.411						47	3.0	0.3	68.8
D.A.#34	Overland & Gutter	0.411	178		19.8			306	1.7	3.0	22.8
D.A.#34-OUTFALL	Pipe Flow	0.411						149	3.0	0.8	69.6

FORMULA FOR TIME OF CONCENTRATION USING THE RATIONAL METHOD, AS PER

$$Tc = \frac{L}{(Vx60)}$$

TABLE IA

FLOWRATE DETERMINATION

RIVERSTONE TRAILS MASTER

COMPUTATION POINT	TOTAL DRAINAGE AREA CONTRIBUTING TO POINT (acres)	C	TIME (SEE TABLE 1) (minutes)	RETURN FREQUENCY (years)	INTENSITY (in./hr.)	FLOWRATE (c.f.s.)	PIPE SIZE (inches)	MIN. SLOPE (FT./FT.)	DESIGN PIPE SLOPE	INLET OPENING IN FEET
D.A.#26	1.597	0.411	20.2	25	5.897	3.87				
D.A.#26-OUTFALL	16.924	0.411	62.5	25	3.076	21.39	42.00	0.045%	0.082%	3.6
D.A.#27	2.911	0.411	30.9	25	4.721	5.65				
D.A.#27-D.A.#28	2.911	0.411	62.8	25	3.068	3.67	24.00	0.026%	0.174%	5.2
D.A.#28	1.772	0.411	18.4	25	6.161	4.49				
D.A.#28-D.A.#30	4.683	0.411	66.1	25	2.967	5.71	24.00	0.064%	0.174%	4.1
D.A.#29	2.951	0.411	31.5	25	4.670	5.66				
D.A.#29-D.A.#30	2.951	0.411	66.3	25	2.959	3.59	24.00	0.025%	0.174%	5.2
D.A.#30	1.546	0.411	20.2	25	5.898	3.75				
D.A.#30-OUTFALL	9.180	0.411	27.8	25	5.004	18.88	36.00	0.080%	0.101%	3.4
D.A.#31	4.521	0.411	22.8	25	5.557	10.33				
D.A.#31-D.A.#32	4.521	0.411	28.0	25	4.981	9.26	24.00	0.168%	0.174%	9.5
D.A.#32	2.193	0.411	20.7	25	5.824	5.25				
D.A.#32-D.A.#33	6.714	0.411	68.5	25	2.895	7.99	24.00	0.125%	0.174%	4.8
D.A.#33	0.936	0.411	18.3	25	6.177	2.38				
D.A.#33-D.A.#34	7.650	0.411	68.8	25	2.888	9.08	30.00	0.049%	0.129%	2.2
D.A.#34	0.632	0.411	22.8	25	5.554	1.44				
D.A.#34-OUTFALL	8.282	0.411	69.6	25	2.865	9.75	36.00	0.021%	0.101%	1.3

FORMULA FOR INTENSITY $I = \frac{b}{e}$

USING THE RATIONAL METHOD, AS PER

Weighted "c" value				
Type of Drainage Area	"c" value:	Square Footage	Acreage	partial "c"
Residential				
Single Family (Lots less than 1/4 acre)	0.35	2212474.851	50.791	17.777
Single Family (Lots 1/4 to 1/2 acre)	0.3	0.000	0.000	0.000
Single Family (Lots greater than 1/2 acre)	0.25	0.000	0.000	0.000
Multi-Family (Less than 20 DU / AC)	0.5	0.000	0.000	0.000
Multi-Family (Greater than 20 DU / AC)	0.55	0.000	0.000	0.000
Business Districts:	0.75	0.000	0.000	0.000
Industrial				
Light areas	0.75	0.000	0.000	0.000
Heavy areas	0.75	0.000	0.000	0.000
Railroad yard areas	0.2	0.000	0.000	0.000
Roof/Building areas	0.75	0.000	0.000	0.000
Parks, cemeteries	0.1	0.000	0.000	0.000
Unimproved Areas				
Bare Surface	0.3	430263.669	9.877	2.963
Grassland	0.25	0.000	0.000	0.000
Cultivated	0.2	0.000	0.000	0.000
Woodlands	0.15	0.000	0.000	0.000
Streets				
Asphalt	0.9	372160.768	8.544	7.689
Concrete	0.9	0.000	0.000	0.000
Drives and walks	0.9	0.000	0.000	0.000
Total:		3014899.288	69.213	28.430
Weighted "c":			**0.411**	

$C_W=(C_1A_1+C_2A_2+C_3A_3+\ldots C_nA_n) / A_{total}$

C_W = Weighted Runoff Coefficient (Composite Coefficient)

C_n = Runoff Coefficient n-th term

A_n = Area of n-th term

A_{total} = Total Area (acres)

A_{total} = Total Area (acres)

Hydrologic Soil Group—Nueces County, Texas
(CALALLAN COVES)



Map Scale: 1:7,450 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 350 700 1400 2100

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Nueces County, Texas
Survey Area Data: Version 23, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 18, 2023—Oct 20, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcB	Raymondville complex, 1 to 3 percent slopes	C	9.4	13.5%
MgC	Miguel fine sandy loam, 3 to 5 percent slopes	C	0.2	0.3%
VcA	Victoria clay 0 to 1 percent slopes	C	59.7	86.2%
Totals for Area of Interest			**69.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between **cross sections**. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was Texas State Plane, South Zone (FIPS 4205). The **horizontal datum** was NAD83, GRS80 spheroid. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the **same vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey, SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit their website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from multiple sources. This information was compiled from the National Geodetic Survey, 2004, U.S. Census Bureau, 2010, U.S. Geological Survey, 1969 and 2004, National Agriculture Imagery Program (NAIP), 2014, Texas Natural Resources Information System (TNRIS), 1995 and 2010.

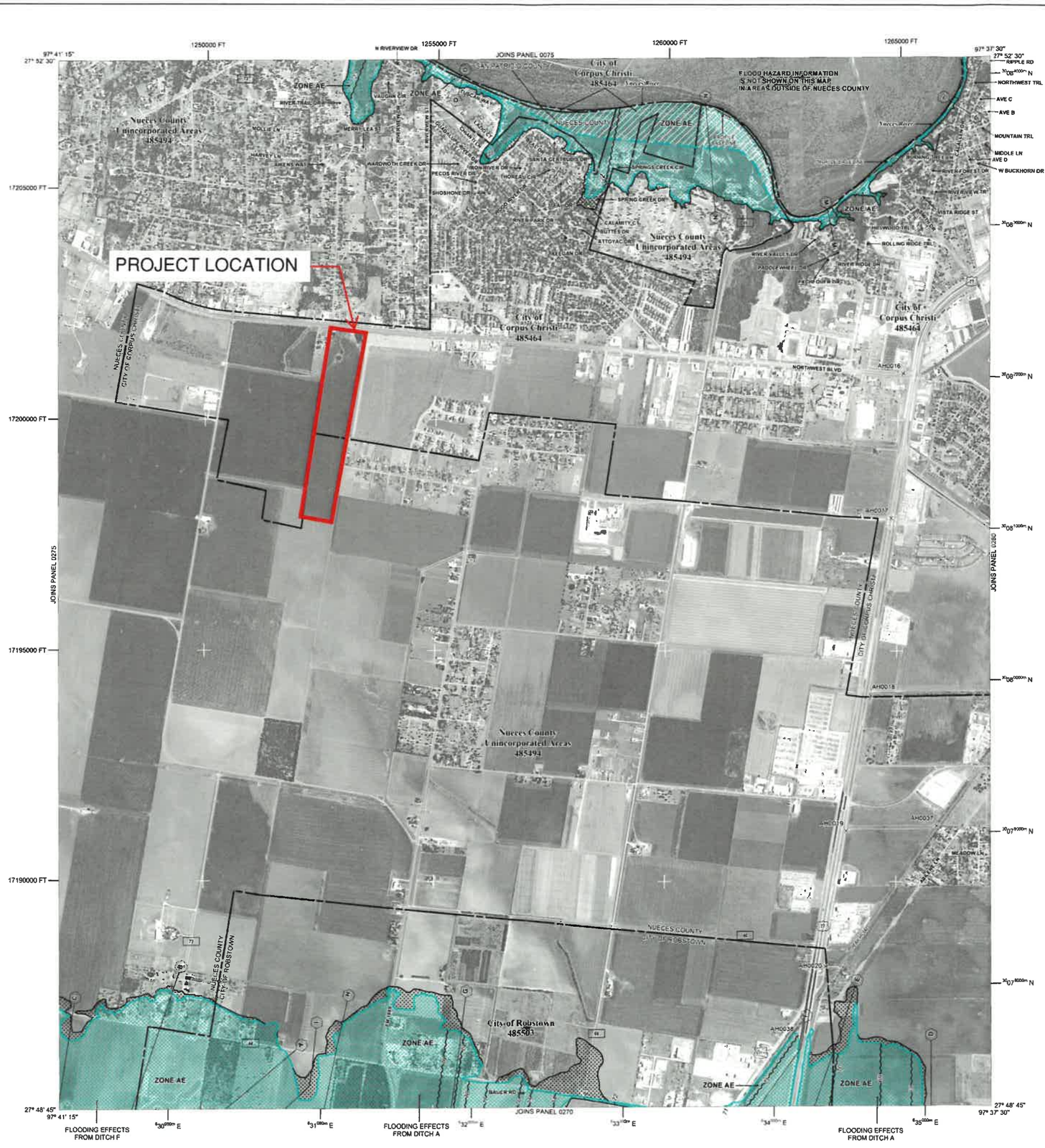
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **FEMA Map Service Center** (MSC) website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/national-flood-insurance-program



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equalled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D Boundary
- Limit of Moderate Wave Action
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97° 07' 30", 32° 22' 30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4 276 000m E — 1000-meter Universal Transverse Mercator grid values, zone 14
- 600000 FT — 5000-foot grid ticks: Texas State Plane coordinate system, South zone (FIPSZONE 4205), Transverse Mercator
- DX5510 X — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index.

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP PANEL
October 13, 2022

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 1000'

500 0 1000 2000 FEET
300 0 300 600 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0260G

FIRM

FLOOD INSURANCE RATE MAP

NUECES COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 260 OF 775

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CORPUS CHRISTI, CITY OF	485494	0260	G
NUECES COUNTY	485494	0260	G
ROBSTOWN, CITY OF	485503	0260	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
48355C0260G

EFFECTIVE DATE
OCTOBER 13, 2022

Federal Emergency Management Agency

Offsite Drainage Area 1
100 Yr Flow: 56.85 cfs

Offsite Drainage Area 2
100 Yr Flow: 42.94 cfs

Project Drainage Area 3
(North)
Pre-Dev 100 Yr Flow:
233.09* cfs

Project Drainage Area 1
(South)
Pre-Dev 100 Yr Flow: 61.26* cfs

12.3 Ac

8.6 Ac

5.1 Ac

34.8 Ac

29.4 Ac

Project Drainage Area 2
(East)
Pre- Dev 100 Yr Flow: 265.48* cfs

Basin 4

*Project area Flows are based off of a 2D model and take into account upstream flows



VICINITY MAP
1 INCH = 10 MILES

LEGEND

- Project Area DA 2 - East
- Offsite DA 1
- Offsite DA 2
- Project Area DA 1 - South
- Project Area DA 3 - North

EXHIBIT 1: PRE-DEVELOPMENT DRAINAGE AREAS

CITY OF CALALLEN
NUECES COUNTY, TEXAS

0 450
1 INCH : 450 FEET

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

QUIDDITY
Texas Board of Professional Engineers Registration No. F-23290

Path: K:\2987\P2987\8-0002-01 Calallen Coves Prelim\2 Design Phase\Analysis\GIS\Calallen Working\Calallen Working.aprx Project Number: 06804-0004-01 Date: 7/24/2025 User Name: EDT

Offsite Drainage Area 1
100 Yr Flow: 56.85 cfs

Offsite Drainage Area 2
100 Yr Flow: 42.94 cfs

Proposed Detention:
Pre-Dev 100yr Flow = 233.09* cfs
Post-Dev 100yr Flow = 688.3 cfs
Max Allowable Post-Dev 100 yr flow = 145 cfs

12.3 Ac

8.6 Ac

69.3 Ac

Basin 4

A maximum runoff of 43.01 Cfs from the proposed development is accounted for in Basin 4 of The Lakes Northwest Unit 2,3,4,5

12/3/25 UPDATE: Closed per e-mail from Andrew Dimas on 12/3.

*Project area Flows are based off of a 2D model and take into account upstream flows



VICINITY MAP
1 INCH = 10 MILES

LEGEND

- Offsite DA 1
- Offsite DA 2
- Post Dev Area 1

EXHIBIT 2:
POST-DEVELOPMENT DRAINAGE AREAS

CITY OF CALALLEN
NUECES COUNTY, TEXAS

0 450
1 INCH : 450 FEET

Disclaimer: This product is offered for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property, governmental and/or political boundaries or related facilities to said boundary. No express warranties are made by Quiddity Engineering concerning the accuracy, completeness, reliability, or usability of the information included within this exhibit.

QUIDDITY
Texas Board of Professional Engineers Registration No. F-23290

Path: K:\26879\26879-0002-01 Calallen Coves Phase\2 Design Phase\Analysis\GIS\Calallen Working\Calallen Working.aprx Project Number: 06804-0004-01 Date: 7/24/2025 User Name: EDT

MASTER PLAT APPLICATION

Development Services Department

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

Office Use Only

Plat No.: _____ Grid/Map No.: _____

Planning Commission Hearing Date: _____

1. Applicant: Melden & Hunt, Inc.

Telephone: (____) _____ EMAIL: mario@meldenandhunt.com

Address: 115 W. McIntyre, Edinburg, Texas 78541

Status of Applicant: Owner: _____ Other: (specify) Engineer

2. Engineer/Surveyor: Melden & Hunt Inc Telephone: (956) 381-0981

Address: 115 W. McIntyre, Edinburg, Texas 78541 EMAIL: eig@meldenandhunt.com

Contact Person: Mario Reyna Telephone: (956) 381-0981

3. Owner: Dean Lontos, Executor of Estate & William Mays Telephone: (214) 207-8044

Address: 2900 McKinnon St, Apt 2205, Dallas, Texas 75201

Type of Ownership: ☐ Sole ☐ Partnership ☐ Corporation

Other Executor of Estate

4. Master Preliminary Plat:

Proposed Subdivision Name: Riverstone Trails

Location: FM RD 624 Acreage: 69.21

Legal Description: McIntyre Partition, Undiv Int In 68.788 Acres Off FM RD 624

Land Use: (Existing) Agricultural (Proposed) Single Family Residential

Zoning: (Existing) FR (Proposed) R-6

Tax I.D. No.: 200143588

Proposed No. of Lots: 226

Reason for plat/replat: Master Planned Development

Application is not valid without Completion of all pages

Send complete Plat Applications to : https://corpuschristi-prd.rhythmlabs.infor.com/

Office Use Only	PRELIMINARY:	FINAL:	RECORDED:
Date Rcvd: _____	Denied: _____	Denied: _____	Date: _____
Received by: _____	Approved: _____	Approved: _____	Volume: _____
Filing Fee: _____			Page: _____
Recording Fee: _____			
Type Plat: _____			
ADP: _____ CT: _____			
Comments: _____			
District: _____			

SEE REVERSE SIDE

5. PLAT CHECKLIST FOR MASTER PRELIMINARY PLATS:

X	1. Outline of boundary denoted by bold lines and showing the Phasing boundaries with a Legend providing description for the development each Phase with the approximate time frame to be completed.
X	2. Proposed boundary of Phased subdivision, showing Zoning and proposed Zoning boundaries with streets, parks, etc., with principle dimensions.
X	3. Location, width and name of existing streets, easements, and water courses with principal dimensions, or other significant features 200 feet outside the plat boundary.
X	4. Location and size of existing and proposed Master Planned water and sewer lines.
X	5. Proposed general plan of storm water drainage indicating location, direction of flow, and receiving waters.
X	6. Provide a Vicinity sketch or location map. Not more than 800 feet to the inch with street names. Master Plat to have north arrow.
X	7. Identify and label boundaries of FEMA Flood Zones.
N/A	8. Identify any Air Installation Compatible Use Zones (AICUZ)
X	9. Identify future Park dedication, greenbelts, or other open spaces.
N/A	10. Identify any existing previous sanitary landfill, shooting range, or other environmental concern.
N/A	11. Identify location of body of water including an intermittent or perennial stream.
N/A	12. Identify preliminary description of Endangered/Protected Species Habitat.
N/A	13. Identify preliminary description of any area of the site that may be jurisdictional wetland.
N/A	14. Identify preliminary determination of the location of any critical Dune Areas.
	15. Peak Hour Traffic form (as required).

Mandatory Requirements

All plats and plans are submitted electronically to: **https://corpuschristi-prd.rhythmlabs.infor.com/**. See plat templates at: **https://www.cctexas.com/services/construction-and-property-services/starting-building-project/platting**

7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN (Required for Prelim and Final/Replats over 1 acre)

_____ 1. Brief description of the project
_____ 2. Maps showing the area covered by the plan or the preliminary plat
_____ 3. Land use assumptions used
_____ 4. Drainage plan elements:
- A. Hydrology parameters, 5, 25, and 100 year;
- B. Hydraulic calculations and identify parameters used for the 5, 25, and 100 year;
- C. Define Drainage Area Boundary. Acreage, including sub basins;
- D. Identify existing outfall;
- E. Ditch cross sections, existing and proposed;
- F. Verification of adequate inlet capacity;
- G. Flow line elevations;
- H. Establish hydraulic gradient line elevations (5-100 year);
- I. Elevations/Contours;
- J. Detention design if applicable (100 year);

_____ 5. Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment
_____ 6. Confirm on-site storm water management facility, if any
_____ 7. Submit copy of SWQMP to TXDOT if adjacent to state designated ROW.
_____ 8. Route to runoff to ultimate outfall.
_____ 9. Include permanent measures to reduce pollution from runoff:
- A. Vegetated buffer strips along boundaries of environmentally sensitive areas
- B. Drainage outfalls that discharge directly to environmentally sensitive areas shall be located with:
  1. Velocity control at outfall openings to eliminate erosion
  2. Rock rubble at outfall opening for velocity reductions and trapping of floatables.
- C. Delineate wetlands
- D. Identify submerged lands belonging to the State of Texas.
- E. Identify location if within 1000 feet of the mean high tide limit of the Gulf of Mexico and show compliance with the City of Corpus Christi Dune Protection and Beach Access Plan.
- F. Identify if location upstream of the City's raw water supply intake and include measures to reduce runoff of contaminated storm water.
- G. Include and identify greenbelts, grassy drainage swales, to encourage percolation of drainage waters and reduce erosion from unlined drainage channels.

8. CERTIFICATION

I hereby certify that the above information and attached plat are true and correct to the best of my knowledge, and that the proposed plat is not in conflict with any deed restrictions or restrictive covenants

Owner's Signature: William M. Mayo Date: 7-21-25

Owner's Printed Name: Dean Lontos William Mayo

Engineer/Surveyor's Signature: Date: 7-24-25

Engineer/Surveyor's Printed Name: Mario Reyna, P.E.

Application is not valid without Completion of all pages

Send complete Plat Applications to: https://corpuschristi-prd.rhythmlabs.infor.com/

9. APPLICATION FEES*:					
(Public & Non-Public Notice Plats)		(Master Preliminary Plat)	$605.00	(Amending/Vacating Plat)	$911.74
Less than 1 acre	$1,089.00	(Preliminary Plat)		(Minor Plat)	$828.85
1 to 5 acres	$1,573.00	Less than 1 acre	$1,694.00	(Plat review fee after 2nd Rev.)	15% of App.
5+ acres	$2,057.00	1 to 5 acres	$2,178.00	Addressing fee for Final Plats	fee$121.00
(Public notice surcharge)	$250.00	5+ acres	$2,662.00		

10. RECORDING FEES: (due at the time original tracing is submitted for Final plat recording)

$60.00 + $50.00 each additional page + $60.50 DS Admin fee

All fees denoted with * will be assessed a 4.5% surcharge

Master Preliminary ~~FINAL~~ PLAT OF
RIVERSTONE TRAILS ~~MASTER~~

BEING A SUBDIVISION OF ~~69.282~~ 69.213 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE_____ DAY OF _____, 20 _____.

_____ _____
XXXXXXXXXXXXXXXX DATE
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS · REGISTERED · ROBERTO N. TAMEZ · 6238 · PROFESSIONAL LAND SURVEYOR

_____ _____
ROBERTO N. TAMEZ, R.P.L.S . # 6238 DATE
DATE SURVEYED
SURVEYING JOB No. 25081.08

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____, 20_____.

~~ANDREW MILLER~~ AL RAYMOND, III, A.I.A., CBO
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____, 20_____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____ DAY OF _____ 2025 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF_____2025 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____ 2025 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____ 2025 AT _____ O'CLOCK ___M. IN VOLUME ____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____DAY OF_____2025.

_____
KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

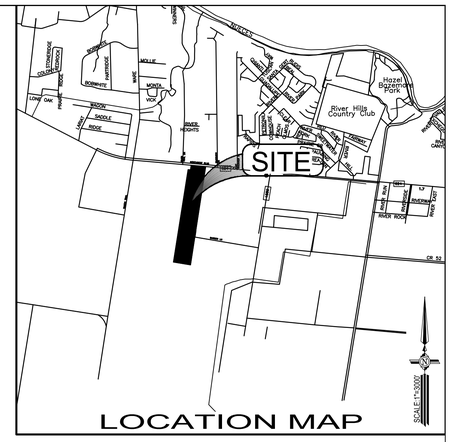
_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF FAYETTE §

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

BY: _____





SCALE:1"=100'

LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ⊠ FOUND "X" MARK ON CONCRETE
- ■ FOUND CONCRETE MONUMENT
- ◆ FOUND PK NAIL
- ◉ FOUND PIPE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⌀ SET NAIL

R.O.W. - RIGHT OF WAY
N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
E.E. - ELECTRICAL EASEMENT
U.E. - UTILITY EASEMENT
T.E. - TECHNOLOGY EASEMENT
DOC. NO. - DOCUMENT NUMBER
D.O.R.O.W. - DEED OF RIGHT OF WAY
W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE

PHASES LOT # & CONSTRUCTION SCHEDULE

- **PHASE I** = 67 LOTS & 3 COMMON AREAS (CONSTRUCTION START, 1ST QUARTER OF 2026)
- **PHASE II** = 67 LOTS & 1 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2027)
- **PHASE III** = 66 LOTS & 0 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2028)
- **MASTER** = 200 LOTS & 4 COMMON AREAS

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED). ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G; MAP REVISED: OCTOBER 13, 2022.
2. TOTAL PLATTED AREA NOTE: THE TOTAL PLATTED AREA CONTAINS 69.213 ACRES OF LAND.
3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
   FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
   REAR: 15' OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. BENCHMARK NOTE: SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624. ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
6. EASEMENTS NOTE: NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. PUBLIC OPEN SPACE NOTE: IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
10. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
11. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
12. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
13. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
14. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
15. COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
16. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
17. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
18. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
19. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
20. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
21. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
22. MEDIANS WILL BE MAINTAINED BY HOA.

DRAWN BY: J.L.G. DATE 10-13-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE PH: (956) 381-0981
EDINBURG, TX 78541 FAX: (956) 381-1839
ESTABLISHED 1947 www.meldenandhunt.com

SHEET 1 OF 1

T:\Land Development\Residential\Corpus Christi\25081 - Rhodes - Riverstone Trails\Master Plat\25081-1_Master Prelim Plat_11062025 at 4.38 PM (2025) (1 PDF p1).pdf

FINAL PLAT OF
RIVERSTONE TRAILS MASTER

BEING A SUBDIVISION OF 69.282 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE_____ DAY OF _____, 20 _____.

_____ _____
XXXXXXXXXXXXXXXX DATE
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

_____ _____
ROBERTO N. TAMEZ, R.P.L.S . # 6238 DATE
DATE SURVEYED
SURVEYING JOB No. 25081.08

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE _____ DAY OF _____ 20_____.

_____ _____
MICHAEL MILLER AL RAYMOND, III, AIA, CBO
CHAIRMAN SECRETARY

STATE OF TEXAS §
COUNTY OF NUECES §

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

DATED THIS THE _____ DAY OF _____,20_____.

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

STATE OF TEXAS §
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT
DATED THIS THE _____DAY OF_____2025 WITH THIS
CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____DAY OF_____2025 AT _____O'CLOCK AND DULY
RECORDED ON _____DAY OF _____2025 AT
_____ O'CLOCK ___M. IN VOLUME _____ PAGE _____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
THIS THE _____DAY OF_____2025.

_____
KARA SANDS, COUNTY CLERK

STATE OF TEXAS §
COUNTY OF FAYETTE §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

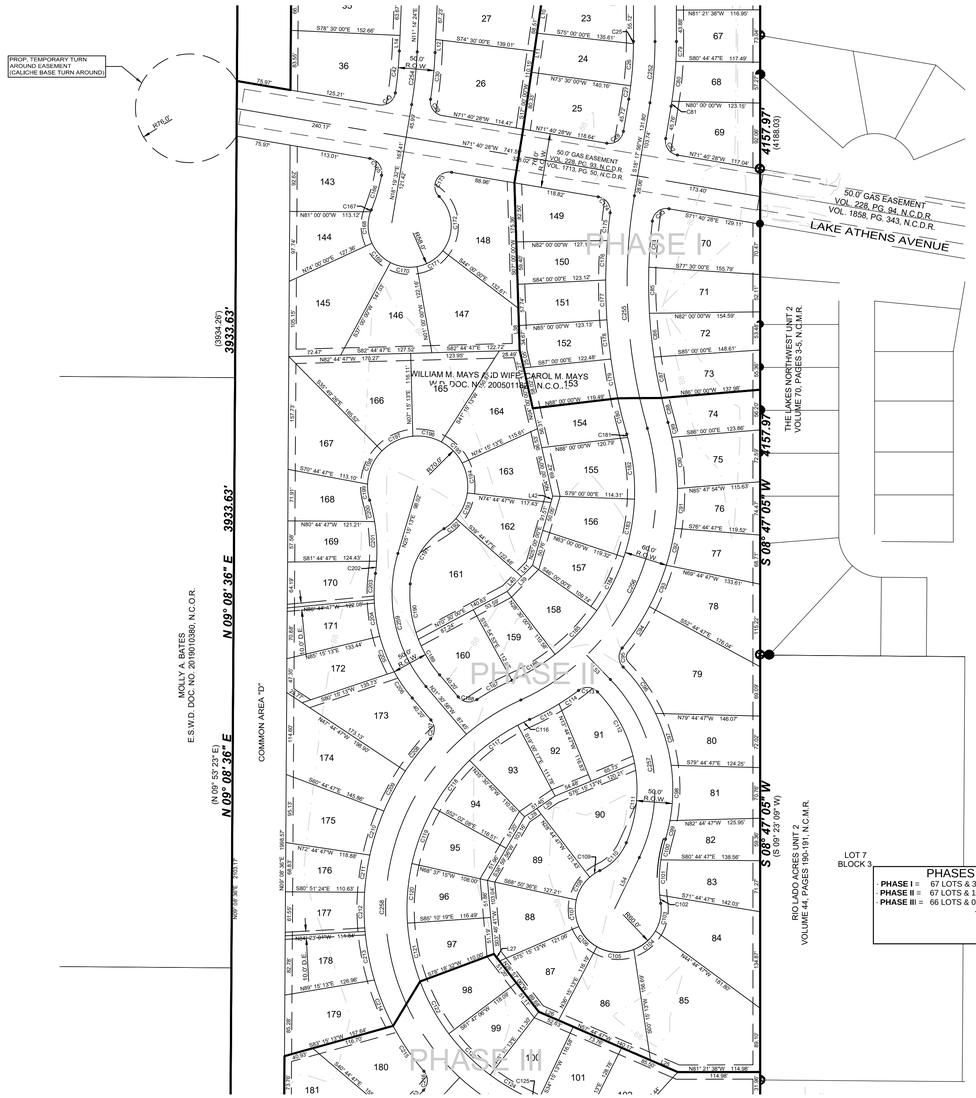
_____ DAY OF_____, 20_____ .

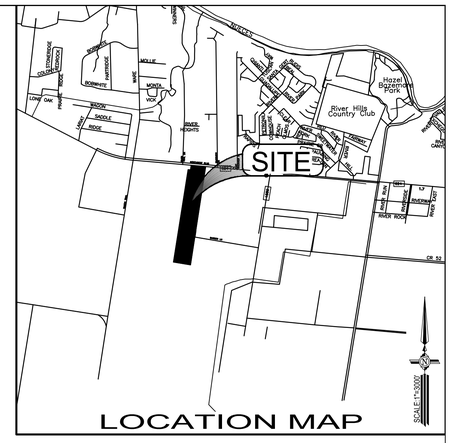
_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

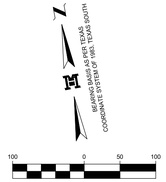
STATE OF TEXAS §
COUNTY OF FAYETTE §

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

BY: _____







LEGEND

- ● FOUND No.4 REBAR
- ⊗ FOUND No.5 REBAR
- ✖ FOUND "X" MARK ON CONCRETE
- ■ FOUND CONCRETE MONUMENT
- ◆ FOUND PK NAIL
- ◉ FOUND PIPE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ✎ SET NAIL

R.O.W. - RIGHT OF WAY
N.C.M.R. - NUECES COUNTY MAP RECORDS
N.C.D.R. - NUECES COUNTY DEED RECORDS
N.C.O.R. - NUECES COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
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W.D. - WARRANTY DEED
G.W.D. - GIFT WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
N.T.S. - NOT TO SCALE

PHASES LOT # & CONSTRUCTION SCHEDULE

- **PHASE I** = 67 LOTS & 3 COMMON AREAS (CONSTRUCTION START, 1ST QUARTER OF 2026)
- **PHASE II** = 67 LOTS & 1 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2027)
- **PHASE III** = 66 LOTS & 0 COMMON AREAS (CONSTRUCTION START, 2ND QUARTER OF 2028)
- **MASTER** = 200 LOTS & 4 COMMON AREAS

GENERAL PLAT NOTES & RESTRICTIONS

1. FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN "X" (UNSHADED).
   ZONE "X" (UNSHADED) IS DESCRIBED AS: AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
   FEMA FIRM COMMUNITY-PANEL NUMBER 485464 0260 G;
   MAP REVISED: OCTOBER 13, 2022.
2. TOTAL PLATTED AREA NOTE:
   THE TOTAL PLATTED AREA CONTAINS 69.213 ACRES OF LAND.
3. SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF CORPUS CHRISTI
   FRONT: 20' OR EASEMENT WHICHEVER IS GREATER
   REAR: 15' OR EASEMENT WHICHEVER IS GREATER
   SIDE: 5' OR EASEMENT WHICHEVER IS GREATER
4. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. BENCHMARK NOTE:
   SQUARE CUT IN THE TOP OF A CONCRETE DRAINAGE WALL, ON THE SOUTH SIDE OF F.M. 624.
   ELEVATION: 78.27, NORTHING: 17201942.63, EASTING: 1252969.00.
6. EASEMENTS NOTE:
   NO STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
7. PUBLIC OPEN SPACE NOTE:
   IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. THE DETENTION BASIN WILL BE MAINTAINED BY THE PROPERTY OWNER/S.
9. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN REQUIREMENTS.
10. SITE PLAN MUST BE REVIEWED/APPROVED BY THE CITY OF CORPUS CHRISTI PRIOR TO ISSUANCE OF BUILDING PERMIT FOR COMMERCIAL DEVELOPMENTS.
11. BEARING BASIS AS PER TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH.
12. BUILDING HEIGHT TO BE APPROVED AT BUILDING PERMIT STAGE.
13. ANY STORM DRAINAGE DISCHARGE TO STATE OF TEXAS RIGHT-OF-WAY SHALL BE REVIEWED AND APPROVED BY TXDOT.
14. PRIVATE TECHNOLOGY EASEMENT. OWNER RESERVES UNTO RHODES DEVELOPMENT INC A TECHNOLOGY EASEMENT OVER THE PROPERTY IN THE LOCATION IDENTIFIED ON THIS PLAT (THE "TECHNOLOGY EASEMENT") MAINTAINING, REPLACING AND UPGRADING ANY AND ALL CABLE, FIBER, OR OTHER ANY TRANSPORT MEDIA REASONABLY NECESSARY FOR PROVIDING TECHNOLOGY SERVICES, INCLUDING BUT NOT LIMITED TO INTERNET, CABLE, SECURITY, AND RELATED SERVICES, TO THE LOTS CREATED BY THIS PLAT.
15. COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION AND NOT THE CITY OF CORPUS CHRISTI.
16. MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION IS 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH RESIDENTIAL LOT
17. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
18. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
19. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT IN DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
20. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM.
21. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
22. MEDIANS WILL BE MAINTAINED BY HOA.

DRAWN BY: J.L.G. DATE 10-13-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

T:\Land Development\Riverstone\Drawings\Plat\25081_1_Master Eng 10/28/2025 4:45:58 PM EDT by PDF-XChange

FINAL PLAT OF
RIVERSTONE TRAILS MASTER

BEING A SUBDIVISION OF 69.282 ACRES OF LAND SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF THE MCINTYRE PARTITION

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE_____ DAY OF _____, 20 _____.

_____ _____
XXXXXXXXXXXXXXXX DATE
MANAGING MEMBER

STATE OF TEXAS §
COUNTY OF NUECES §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE

_____ DAY OF_____, 20_____ .

_____ .
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE_____DAY OF_____20___.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

_____
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
STATE OF TEXAS
DATE PREPARED: 07/27/25
ENGINEERING JOB # 25081.00

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF RIVERSTONE TRAILS MASTER, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10/06/2025, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

STATE OF TEXAS
REGISTERED
ROBERTO N. TAMEZ
6238
PROFESSIONAL
LAND SURVEYOR

_____ _____
ROBERTO N. TAMEZ, R.P.L.S . # 6238 DATE
DATE SURVEYED
SURVEYING JOB No. 25081.08

STATE OF TEXAS §
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CHAIRMAN SECRETARY

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

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COUNTY OF NUECES §

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DATED THIS THE _____ DAY OF _____ 2025 WITH THIS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE
THE _____ DAY OF_____ 2025 AT _____ O'CLOCK AND DULY RECORDED ON _____ DAY OF _____ 2025 AT
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WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS.
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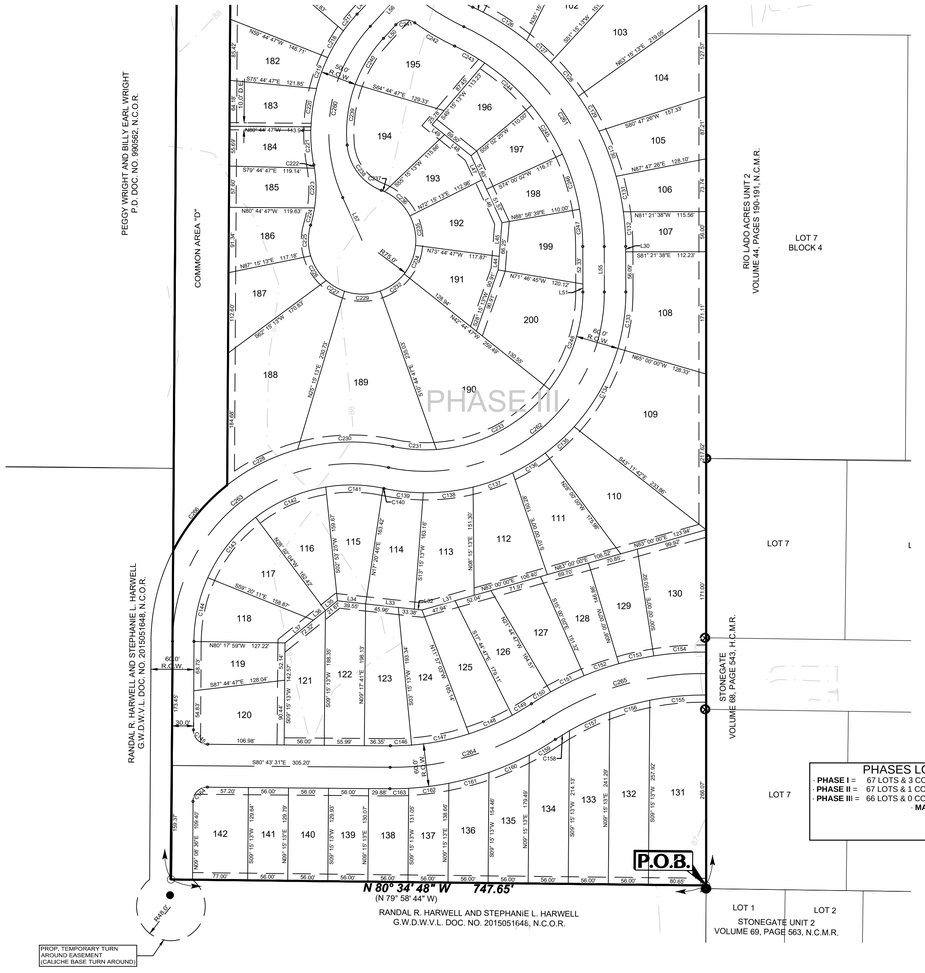
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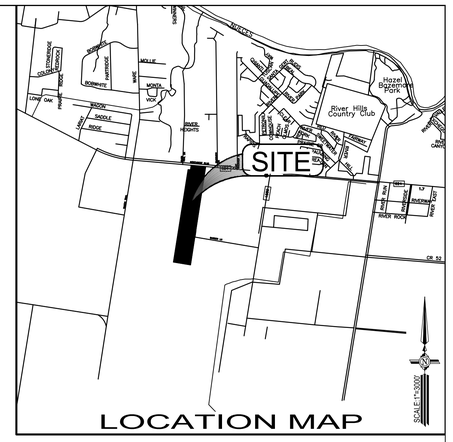
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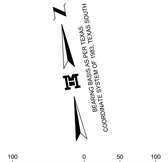
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DRAWN BY: J.L.G. DATE 10-13-25
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

TBPE FIRM # F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
ESTABLISHED 1947
PH: (956) 381-0981
FAX: (956) 381-1839
www.meldenandhunt.com

T:\Land Development\Subdivision\Corpus Christi\25081 - Rhodes - Riverstone Trails\Work\Plat\25081-1_Master Plat_11Oct2025 4:44:47 PM_25081-1.PDF.pc3