



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
corpuschristitx.gov

Meeting Agenda - Final

Planning Commission

Wednesday, June 24, 2026

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. 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.

II. Approval of Absences: Commissioners Hedrick and Budd (6.10.2026 meeting)

III. Approval of Minutes: 6.10.2026 Meeting Minutes

1. [26-0960](#) June 10, 2026 Meeting Minutes DRAFT

Attachments: [6.10.26 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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [26-0979](#) PL9213
PRELIMINARY - TULOSO-MIDWAY I.S.D. JUNIOR HIGH SCHOOL
Lot 1, Block 1
(40.00 acres)
- (District 1) Generally located at 2128 McKinzie Road, north of State Highway 44 (HWY 44) and south of Leopard Street.
- Attachments:** [PL9213PrelimCoverTab](#)
3. [26-0930](#) PL9285
REPLAT - NUECES ACRES UNIT 2
Lots 24E and 24F, Block 1
(0.91 Acres)
- (District 1) Generally located at 11626 Mallard, north of Mallard Street, east of Violet Road, south of Haven Drive, and west of McKinzie Road.
- Attachments:** [PL9285ReplatCoverTab](#)
[PL9285ClosedCommentReport](#)
[PL9285LatestPlat](#)
4. [26-0974](#) PL9275
REPLAT - CLARKWOOD TRACT SUBDIVISION
Lot 28A, Block 8
(0.5 acres)
- (District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road
- Attachments:** [PL9275ReplatCoverTab](#)
[PL9275 Comment Report](#)
[PL9275LatestPlat](#)
5. [26-0929](#) PL8621
FINAL PLAT - BREEZEWAY TOWNHOMES PUD
LOTS 1 THRU 8
(0.29 Acres)
- (District 4) Generally located at 14762 Running Light, south of Granada Drive, east of Park Road 22, and west of Windward Drive.
- Attachments:** [PL8621FinalPlatCoverTab](#)
[PL8621ClosedCommentReport](#)
[PL8621LatestPLat](#)

6. [26-0976](#) PL9301
FINAL PLAT - SANDOVAL TRACT BLOCK 1 LOT 1A & 1B
(1.06 Acres)

(District 3) Generally located at 318 Saratoga Blvd, southeast of Old Brownsville Road and north of Saratoga Boulevard.

Attachments: [PL9301FinalCoverTab](#)
[PL9301 ClosedCommentReport](#)
[PL9301LatestPlat](#)

B. Zoning

7. [26-0955](#) Zoning Case No. ZN9296, Weber Crosstown Highway Prop, LLC. (District 3). Ordinance rezoning a property at or near FM-43 (Farm-to-Market Road 43/Weber Road) and CR-47 (County Road 47) from the "FR" Farm Rural District (Upon Annexation) to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

Attachments: [ZN9296 Weber Crosstown Highway Prop LLC Staff Report](#)
[ZN9296 Weber Crosstown Highway Prop, LLC Pwpt](#)

VI. Briefing: Plat Classification

8. [26-0975](#) Platting Process

Attachments: [Platting Process](#)

VII. Director's Report

VIII. Future Agenda Items

IX. Adjournment

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



Meeting Minutes - Draft

Planning Commission

Wednesday, June 10, 2026

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 Commissioners Miller, Budd, and Hedrick absent.

II. PUBLIC COMMENT:

Commissioner Michael Miller spoke regarding his formal resignation from the Planning Commission as of 6.10.2026

III. Approval of Absences: Vice Chairman Munoz, Commissioners Miller & Teichelman (5.13.2026 meeting)

Commissioner Esparza made a motion to approve the absence of Vice Chairman Munoz and Commissioners Miller & Teichelman from the May 13, 2026, meeting. Commissioner Cantu seconded. Vote: All Aye. Motion passed.

IV. Approval of Minutes: May 13, 2026

Commissioner Esparza made a motion to approve the meeting minutes from May 13, 2026, as presented by staff. Commissioner Teichelman seconded. Vote: All Aye. Motion passed.

1. [26-0816](#) May 13, 2026 Meeting Minutes DRAFT

Attachments: [5.13.26 PC Meeting Minutes- DRAFT](#)

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

Bria Whitmire, Development Services introduced items #2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, & 15 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.

Bria Whitmire, Development Services introduced the following into record:

#16- Ordinance rezoning a property at or near 2767 Santa Fe Street from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends

approval).

#17- Ordinance rezoning a property at or near 556 Virginia Avenue from the "CG-2" General Commercial District to the "RS-6" Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#18- Ordinance rezoning a property at or near 1753 Gollihar Road from the "RS-6" Single Family 6 District to the "RM-1" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#19- Ordinance rezoning a property at or near 3641 Mueller Street from the "CN-1" Neighborhood Commercial 1 District to the "CN-1/SP" Neighborhood Commercial 1 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval)

#20- Ordinance rezoning a property at or near 5040 Rockford Drive from the "RS-6" Single-Family 6 District to the "RS-6/PUD" Single-Family 6 District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

#21- Ordinance rezoning a property at or near 6201 Greenwood Drive from the "RS-6" Single-Family 6 District to the "IL" Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and, in lieu thereof, approval to the "CN-1/SP" Neighborhood Commercial District with a Special Permit).

#22- 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).

Chairman Salazar-Garza asked the commission if there were any items they wish to pull from the consent agenda at this time for further review.

Commissioner Esparza requested to pull item #21 and Commissioner Teichelman requested to pull item #22.

Chairman Salazar-Garza asked on item #13 if this was a residential building due to the area of acreage and stated the developer was asking for a building permit. Bria Whitmire stated this will be a commercial development that is requesting restrooms.

Vice Chairman Munoz asked on item #20 about changes to PUD if the developer does not develop and possibly is sold. Bria Whitmire stated that the PUD stays with the property if sold. New owners would not be able to modify. Yvette Dodd stated if no work is done within a 12-month period the property reverts to the original zoning.

Commissioner Jackson asked on item #16. He wanted to know if the zoning passes today and, in the future, if the property changes ownership, what else could the

property be used for under the CN-1 district. Mina Trinidad, Development stated the CN-1 district could allow for offices, restaurants services, and retail sales.

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

Commissioner Munoz made a motion to approve agenda items #2, 3, 4, 5, 6,7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, & 20 as presented by staff. Commissioner Cantu seconded. Vote: All Aye. Motion passes.

A. Plats

- 2. [26-0750](#) PL9185
PRELIMINARY - PALMS AT GOLLIHAR ROAD
 Lot 24, Block 1
 (5.25 acres)

 (District 3) Generally located at 1753 Gollihar Road, on the southeast corner of Gollihar Road and Greenwood Drive.

Attachments: [PL9185CoverTab](#)
 [PL9185 Closed Comment Report](#)
 [PL9185LatestPrelimPlat](#)

- 3. [26-0894](#) PL9307
PRELIMINARY - FARIAS TRACT
 (522.15 Acres)

 (District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

Attachments: [PL9307PrelimPlatappcoverTab](#)
 [PL9307ClosedCommentReport](#)
 [PL9307LatestPrelimPlat](#)

- 4. [26-0771](#) PL9259
REPLAT - LEXINGTON VILLAGE
 Lot 6R
 (0.68 acres)

 (District 3) Generally located at 2901 South Padre Island Drive, north of Sacky Drive, east of Richter Street, south of South Padre Island Drive, and west of Kostoryz Road.

Attachments: [PL9259ReplatCoverTab](#)
 [PL9259ClosedCommentReport](#)
 [PL9259LatestPlat](#)

5. [26-0795](#) PL9274
REPLAT - BROOKLYN ADDITION
Lot 1R Block 82
(0.73 Acres)
- (District 1) (REPLAT) Generally located at 502 Burleson Street, north of Burleson Street, south of Churchdale Street, east of Interstate Highway 181, and west of Surfside Boulevard.
- Attachments:** [PL9274ReplatCoverTab](#)
[PL9274ClosedCommentReport](#)
[PL9274LatestPlat](#)
6. [26-0796](#) PL9167
REPLAT - OCEAN BREEZE SUBDIVISION
(12.01 Acres)
- (District 4) (Replat) Generally located at 6349 State Highway 361, south of Mariners Drive and north of Mustang Island Estates Drive.
- Attachments:** [PL9167ReplatCoverTab](#)
[PL9167ClosedCommentReport](#)
[PL9167LatestPlat](#)
7. [26-0877](#) PL9201
REPLAT - CENTURY SUBDIVISION
Lot 2A Block 1
(12.73 Acres)
- (District 4) Generally located at 6685 South Padre Island Drive, north of Williams Drive, east of Daly Drive and west of Nile Drive.
- Attachments:** [PL9201FinalCoverTab](#)
[PL9201ClosedCommentReport](#)
[PL9201LatestPlat](#)
8. [26-0766](#) PL9153
FINAL- OSO RANCH UNIT 1B
(16.73 Acres)
- (District 4) (FINAL) Generally located at 2449 Flour Bluff Drive, north of Glenoak Drive, south of Pleasant Drive, and west of Flour Bluff Drive.

Attachments: [PL9153FinalPlatCoverTab](#)
[PL9153 ClosedCommentReport](#)
[PL9153LatestPlat](#)

9. [26-0798](#) PL9273

FINAL - FLOUR BLUFF NO.2

Lots 2B and 2A Block 5
(0.51 Acres)

(District 4) (FINAL) Generally located at 727 and 729 Claride Street, north of Lakeside Drive, east of Military Drive, south of Claride Street, and west of Naval Air Station Drive

Attachments: [PL9273FINALCoverTab](#)
[PL9273ClosedCommentReport](#)
[PL9273LatestPlat](#)

10. [26-0779](#) PL9241

FINAL - OSO POINTE

(20.07 acres)

(District 4) Generally located at 2401 Flour Bluff Drive, at the southeast intersection of Flour Bluff Drive and Purdue Road.

Attachments: [PL9241CoverTabFinal](#)
[PL9241 Closed Comment Report](#)
[PL9241LatestFinalPlat](#)

11. [26-0778](#) PL9205

FINAL - RIVERSTONE TRAILS PHASE I

(24.87 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: [PL9205CoverTabFinal](#)
[PL9205 Closed Comment Report](#)
[PL9205LatestFinalPlat](#)

12. [26-0874](#) PL8980

FINAL - CAROLINE'S HEIGHTS UNIT 3

(10.80 Acres)

(District 5) Generally located on the southeast corner of Farm-to-Market Road 2444 and County Road 43.

- Attachments:** [PL8980FinalCoverTab](#)
[PL8980ClosedCommentReport](#)
[PL8980LatestPlatpg12](#)

13. [26-0875](#) PL9209
FINAL - WALDRON ROAD SUBDIVISION
 Block 1 Lot 4
 (1.28 Acres)

(District 4) Generally located at 1521 Waldron Road, south of Graham Road, and west of Amber Drive.

- Attachments:** [PL9209FinalCoverTab](#)
[PL9209ClosedCommentReport](#)
[PL9209LatestPlat](#)

14. [26-0876](#) PL9207
FINAL - 100 SOUTH PADRE
 Block 1 Lot 3
 (5.01 Acres)

(District 3) Generally located at 5565 Bear Lane, at the southeast corner of South Padre Island Drive and Bear Lane.

- Attachments:** [PL9207FinalCoverTab](#)
[PL9207ClosedCommentReport](#)
[PL9207LatestPlatpg.1](#)

15. [26-0895](#) PL9308
FINAL PLAT - FARIAS TRACTS
 LOTS 1 & 2 BLOCK 1
 (338.38 Acres)

(District 1) Generally located west of Violet Drive (FM 24), east of Callicoatte Road (FM 1694), and south of Silver Creek Drive

- Attachments:** [PL9308FinalPlatCoverTab](#)
[PL9308ClosedCommentReport](#)
[PL9308LatestFinalPlat](#)

B. Zoning

16. [26-0775](#) Zoning Case No. ZN9250, Morehead Dotts Ryback, Inc. (District 2). Ordinance rezoning a property at or near 2767 Santa Fe Street from the "ON" Neighborhood Office District to the "CN-1" Neighborhood Commercial District;

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

Attachments: [ZN9250 Morehead Dotts Rybak Staff Report](#)
[ZN9250 Morehead Dotts Rybak Pwpt](#)

17. [26-0776](#) Zoning Case No. ZN9255, House Finder TX, LLC. (District 1). Ordinance rezoning a property at or near 556 Virginia Avenue from the “CG-2” General Commercial District to the “RS-6” Single-Family 6 District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9255 House Finder TX, LLC Staff Report](#)
[ZN9255 House Finder TX, LLC Pwpt](#)
18. [26-0799](#) Zoning Case No. ZN9184, Gonzales Adolph Et als. (District 3). Ordinance rezoning a property at or near 1753 Gollihar Road from the “RS-6” Single Family 6 District to the “RM-1” Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9184 Gonzales Adolph Etals Staff Report \(1\)](#)
[ZN9184 Gonzales Adolph Etals Pwpt \(2\) \(3\)](#)
19. [26-0800](#) Zoning Case No. ZN9194, Miller Street Holdings, LLC (District 1). Ordinance rezoning a property at or near 3641 Mueller Street from the “CN-1” Neighborhood Commercial 1 District to the “CN-1/SP” Neighborhood Commercial 1 District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9194 Miller Street Holdings LLC Staff Report](#)
[ZN9194 Miller Street Holdings LLC Pwpt](#)
20. [26-0886](#) Zoning Case No. ZN9187, MVR Constriction Co. (District 3). Ordinance rezoning a property at or near 5040 Rockford Drive from the “RS-6” Single-Family 6 District to the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development (PUD) Overlay; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
- Attachments:** [ZN9187 MRV Construction Co. Staff Report](#)
[ZN9187 MVR Construction Co. Pwpt Without Notes](#)
21. [26-0890](#) Zoning Case No. ZN9151, MVR Construction Co Inc. (District 3). Ordinance rezoning a property at or near 6201 Greenwood Drive from the “RS-6” Single-Family 6 District to the “IL” Light Industrial District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends denial, and, in lieu thereof, approval to the “CN-1/SP” Neighborhood Commercial District with a Special Permit).

Attachments: [ZN9151 MVR Construction Co Inc. Staff Report](#)
[ZN9151 MVR Construction Co Inc Pwpt](#)

Bria Whitmire, Development Services, presented agenda item #21. She stated the purpose of the zoning application was to allow for a warehouse with aggregate storage with specific conditions outlined in the special permit.

Commissioner Munoz asked if fire had reviewed the plans and agreed the road would be suitable. Yvette Dodd, Development Services, stated fire has agreed to the road with the turnaround given the complexity the of the flood plain that would not allow for the extension of the road.

Chairman Salazar-Garza was concerned with the freight movement that would be happening on the property and if the conditions on the special permit would limit any of it.

Juan Perales, JP Civil Engineering, appeared on behalf of the applicant. He stated the zoning would be there to support a construction company. The storage on the property was requested to be used as temporary place to house equipment and an office for its employees. Back fill sand would the aggregate material held on the property.

Commissioners' concerns are the type of construction equipment held on the property and how much noise it would bring to the surrounding neighboring area. It was brought up in discussion that other surrounding neighbors in the area are close to light industrial areas. Yvette Dodd, Development Services, stated those properties were zoned back in the 1980s.

Commissioner Esparza brought up fuel storage on site. Mr. Peralez stated there would be 1 on site 2,000 gallon above ground fuel tank which would follow the necessary safety guidelines. Commissioners again were concerned about fuel storage on the property with such close proximity to surrounding neighborhoods.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #21.

The following spoke in opposition:

Terry Followell
Molly Luna
Adria Luna

With no other comment, Chairman Salazar-Garza closed public comment.

Commissioner Cantu made a motion to table agenda item #21 to the 7.8.2026 PC meeting. Commissioner Munoz seconded. The Vote: All Aye.

22. [26-0891](#) Zoning Case No. ZN9288, 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: [ZN9288 Coastal Dunes LLC Staff Report](#)
[ZN9288 Coastal Dunes LLC PowerPoint](#)

Bria Whitmire presented agenda item #22. The rezoning is being brought before the commission again since the previous approved had expired. All concerns with the zoning have been resolved within DSD, fire department and the developer.

With no more questions from staff, Chairman Salazar-Garza opened for public comment on item #22.

The following spoke in opposition:

Elaine Clemens
Shannon Dyer

With no other comment, Chairman Salazar-Garza closed public comment.

Commissioner Munoz made a motion to approve agenda item #22 as presented by staff. Commissioner Cantu. The Vote: Aye-Chairman Salazar-Garza, Vice Chairman Munoz, Commissioners Cantu, Teichelman, & Jackson; Nay-Commissioner Esparza. Motion passed.

VI. Director's Report

Bria Whitmire, Development Services, stated that starting next meeting the Planners will be presenting more cases to the commission. This will with the feedback process and addressing concerns prior to cases being presented to City Council.

Development Services is still asking for any UDC amendments that can be presented to DSTAG so if there were any concerns the commission would like to address, we ask that please reach out.

VII. Future Agenda Items: None

VIII. Adjournment

With no other business to conduct, Chairman Salazar-Garza adjourned the meeting at 6:02 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 24, 2026**

PL9213

PRELIMINARY – TULOSO-MIDWAY I.S.D. JUNIOR HIGH SCHOOL

Lot 1, Block 1

(40.00 acres)

(District 1) Generally located at 2128 McKinzie Road, north of State Highway 44 (HWY 44) and south of Leopard Street.

Zoned: RS-6

Owner: Tuloso-Midway Independent School District

Surveyor: Ardurra

The applicant proposes to preliminary plat the lot and intends to develop 1 lot for educational use. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Approval**.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 24, 2026**

PL9285

REPLAT – NUECES ACRES UNIT 2

Lots 24E and 24F, Block 1
(0.91 Acres)

(District 1) Generally located at 11626 Mallard, north of Mallard Street, east of Violet Road, south of Haven Drive, and west of McKinzie Road.

Zoned: RS-6

Owners: Jiola Salman

Surveyor: Texas Geo Tech

The applicant proposes to replat to split property into two lots. All Technical Review Committee comments have been addressed. The submitted replat complies with the requirements of the Unified Development Code and State law. Staff recommends **approval**.



Merged Document Report

Application No.: PL9285

| | |
|---------------|------|
| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| |
|--------------------------|
| Document Filename |
| 260502-PLAT-R1.pdf |

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|---------------|----------------------------|-------------------|
| Bria Whitmire | briaw@corpuschristitx.gov | 361-826-3268 |
| Mark Zans | markz2@corpuschristitx.gov | 361-826-3553 |

[General Comments](#)

[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 | Bria Whitmire : ENG | Closed | Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| | | | | | <p>neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p> | |
| 1 | P001 | Note | Mark Zans : LD | Closed | Remove the last sentence in Note #2.. | |
| 3 | P001 | Note | Mark Zans : LD | Closed | And Lot numbers : should be lot 24E and 24f | |
| 4 | P001 | Note | Mark Zans : LD | Closed | And Lot numbers : should be lot 24E and 24f | |
| 5 | P001 | Note | Mark Zans : LD | Closed | <p>Fire department comments #1:</p> <p>Please see Fire Comments on PL9285 Nueces Acres 2 LTS 24 ABC&D BK 1:</p> <p>All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat:</p> <ul style="list-style-type: none"> - Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual. -507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart. -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. Note: An accessible road and a suitable water supply is required once construction materials are brought on site. -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. -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. -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. -Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>Information/Note:</p> <ol style="list-style-type: none"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. 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. 3. The minimum 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. | |
| 6 | P001 | Note | Mark Zans : LD | Closed | <p>Fire Dept. comments #2:</p> <p>Information/Note:</p> <ol style="list-style-type: none"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. 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. 3. The minimum 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. <p>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>-Development of the property will require further Development Services review. -Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p> | |
| 7 | P001 | Note | Mark Zans : LD | Closed | <p>Traffic comments:</p> <p>PLAT - ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> • The proposed plat does not impact or alter the existing Transportation Master Plan. o The plat did provide adequate ROW dedication as required per the RMP. | |

NUECES ACRES UNIT 2, BLOCK 1, LOT 24E and 24F

BEING A REPLAT OF NUECES ACRES UNIT 2, BLOCK 1, LTS 24A, 24B, 24C & 24D DESCRIBED IN DEED 2026014551, DEED RECORDS OF NUECES COUNTY, TEXAS,

STATE OF TEXAS
COUNTY OF NUECES

I, JIOLA SALMAN, HEREBY CERTIFY THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

JIOLA SALMAN
OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
JIOLA SALMAN.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

MICHAEL DICE, INTERIM ASST. CITY MANAGER

CYNTHIA SALAZAR-GARZA, CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

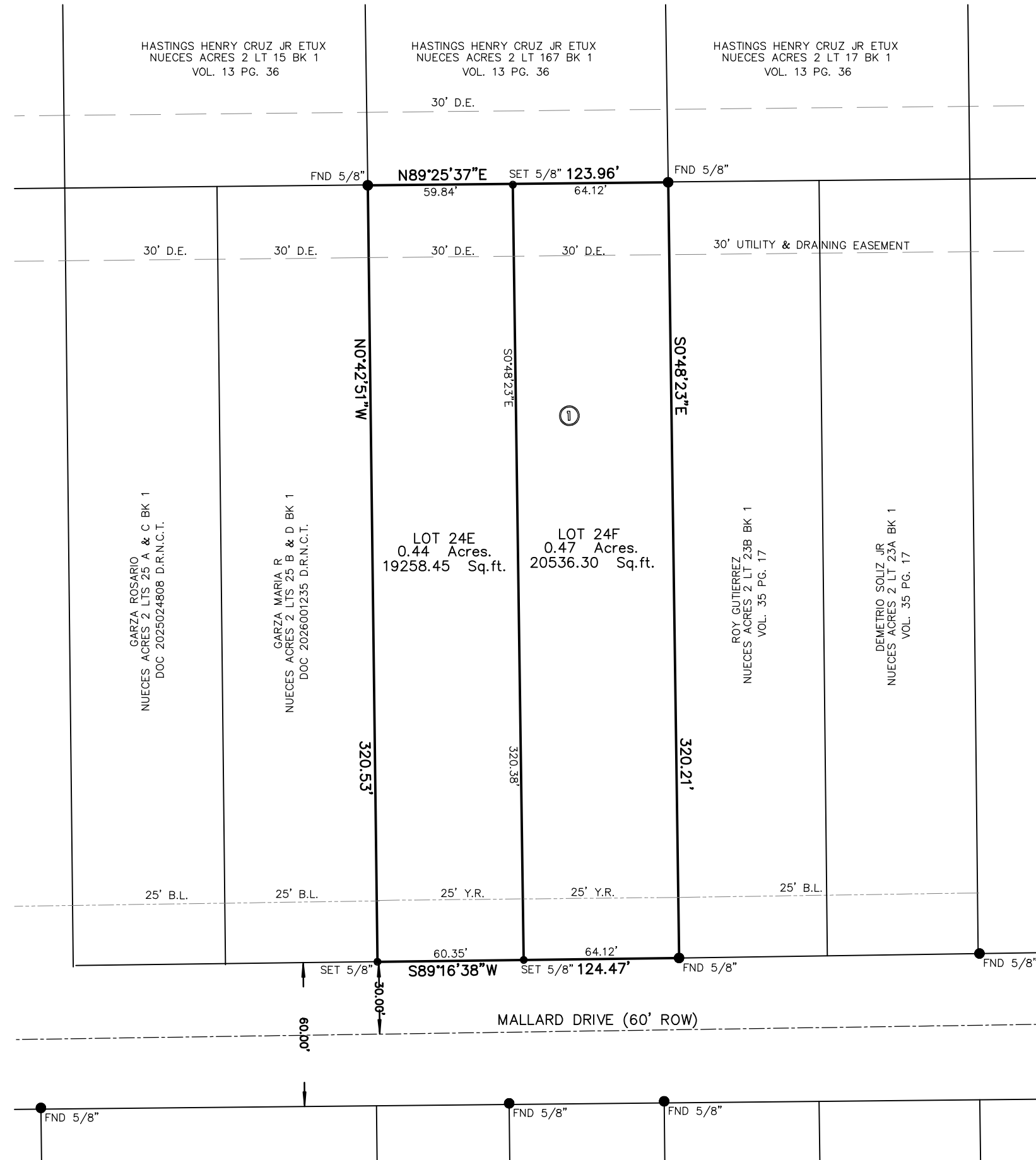
BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 11th DAY OF May 2026.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



LOCATION MAP
NOT TO SCALE

- GENERAL NOTES:
- 1) THE TOTAL PLATTED AREA CONTAINS 0.91 ACRES OF LAND.
 - 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 - 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0280G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD HAZARD.
 - 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
 - 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
 - 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND ID1 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

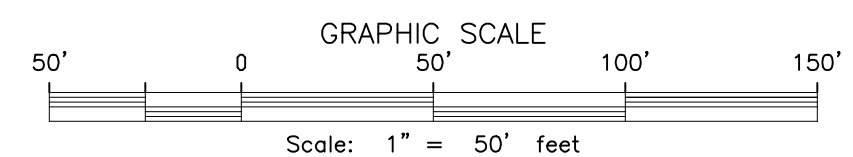
STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2026

BY: _____
DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260502
MAY 27, 2026

NUECES ACRES UNIT 2, BLOCK 1, LOT 24E and 24F

BEING A REPLAT OF NUECES ACRES UNIT 2, BLOCK 1, LTS 24A, 24B, 24C & 24D DESCRIBED IN DEED 2026014551, DEED RECORDS OF NUECES COUNTY, TEXAS,



LOCATION MAP
NOT TO SCALE

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MICHAEL DICE, INTERIM ASST. CITY MANAGER

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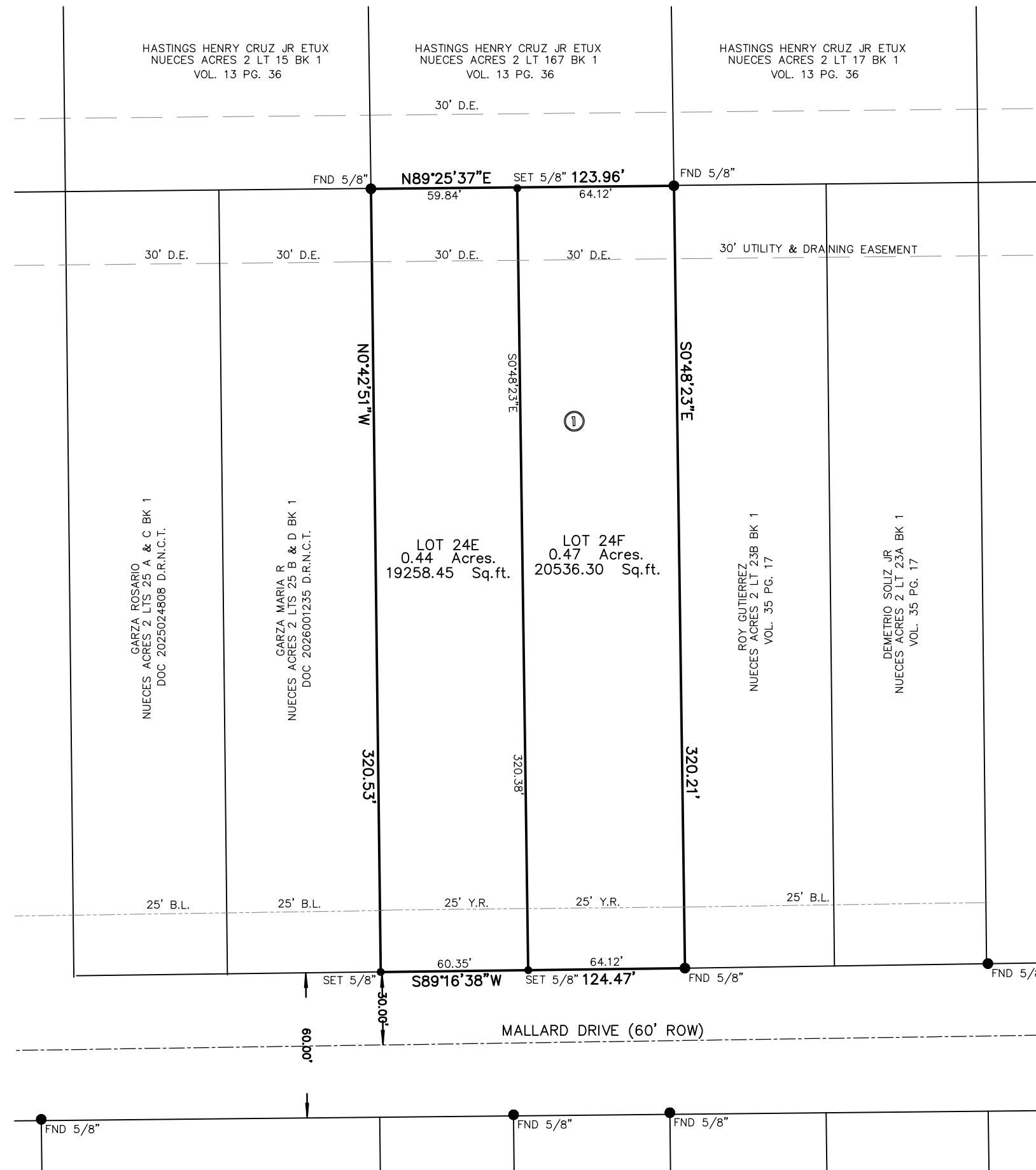
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BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES
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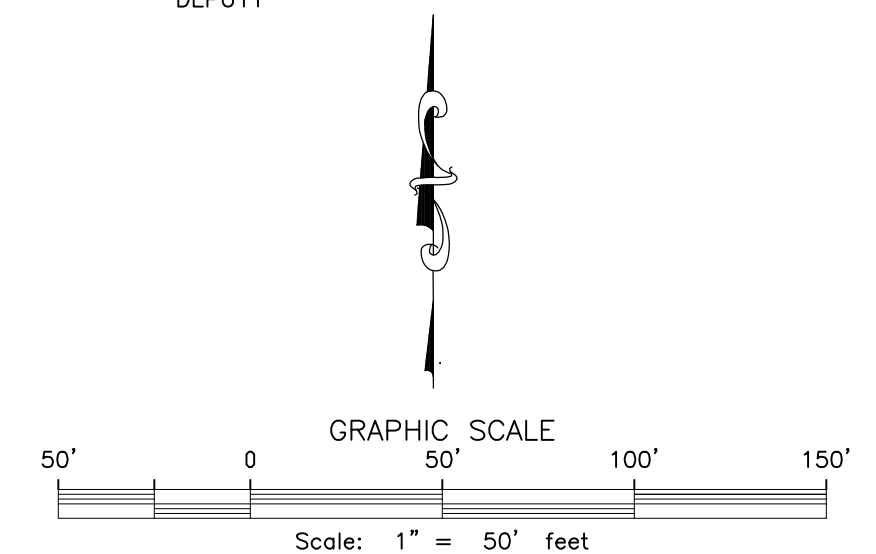


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- 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
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KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS
AT _____ O'CLOCK _____ M.
_____, 2026
BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC
5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260502
MAY 27, 2026

TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 24, 2026

PL9275

REPLAT – CLARKWOOD TRACT SUBDIVISION

Lot 28A, Block 8

(0.5 acres)

(District 1) Generally Located at 701 Mazda Street, north of Alpine Street, south of Sedwick Road, east of Rand Morgan, and west of Manning Road

Zoned: IL

Owner: Julio Fernandez

Surveyor: Texas Geo Tech Land Surveying

The applicant proposes to replat the property to initiate their Light Industrial use. A Street Waiver Request is still under review with Traffic/ROW, therefore, not all of the Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State law. Staff recommends **Conditional Approval**, subject to compliance with the Technical Review Committee's comments:

- Bria Whitmire, Engineer: Due to timeline of street closure, applicant choosing to move forward with construction waiver of Mazda Dr alongside the plat, understanding that if the waiver is denied, so is the plat.



Merged Document Report

Application No.: PL9275

| | |
|---------------|------|
| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| Document Filename |
|--|
| 260413-Plat-R1.pdf |
| 4010 t APPLICATION FOR LAND SUBDIVISION-signed.pdf |

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|--------------------|------------------------------|--------------------------|
| Mina Trinidad | minar@corpuschristitx.gov | 361-826-3259 |
| Valeria Merida | valeriam@corpuschristitx.gov | - |
| Bria Whitmire | briaw@corpuschristitx.gov | 361-826-3268 |

[General Comments](#)

[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 |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| 7 | P001 | Note | Bria Whitmire : DS | Open | Update: Due to timeline of street closure, applicant choosing to move forward with construction waiver of Mazda Dr alongside the plat, understanding that if the waiver is denied, so is the plat. From discussion with Public Works ROW Management (ROWManagement@corpuschristitx.gov) open to a roadway closure for Mazda north of Alpine St rather than multiple street waivers as property is developed. Further coordination needed with Public Works prior to platting. | |
| 9 | P001 | Note | Bria Whitmire : DS | Open | Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes, unless construction waiver is approved Sidewalks: yes, unless construction waiver is approved B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: yes, unless septic is approved D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM. | |
| 10 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) GIS: closes within acceptable engineering standards. | |
| 11 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) TxDOT: This location is not on our state's trunkline system, no comments. | |
| 12 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) AEP Transmission has no comments. | |
| 13 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) Gas Department has no comments. | |
| 16 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes. | |
| 17 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) Fire: Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>300 feet and operational."</p> <p>507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. 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.</p> <p>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.</p> <p>D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>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.</p> <p>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. An accessible road and a suitable water supply is required once construction materials are brought on site.</p> | |
| 18 | P001 | Note | Mina Trinidad : DS | Closed | <p>(Informational) Fire:</p> <p>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.</p> <p>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.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. 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.</p> <p>3. 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."</p> <p>Note: Calculated Turning Radi for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>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.</p> <p>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.</p> <p>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>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.</p> <p>Development of the property will require further Development Services review. Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p> | |
| 19 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) Equistar Pipeline will not be involved, no comments. | |
| 20 | P001 | Note | Mina Trinidad : DS | Closed | (Informational) Parks and Recreation Department: No fees due as reasoning for plat is described as, "to combine two lots into one for permitting." As no newly proposed dwelling units are within the project scope, no fees are to be applied. | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| 21 | P001 | Note | Mina Trinidad : DS | Closed | <p>Update 6/5/2026: CCW has no further comments for this plat.</p> <p>CCW: Wastewater Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.</p> | |
| 22 | P001 | Note | Mina Trinidad : DS | Closed | <p>(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> | |
| 23 | P001 | Note | Mina Trinidad : DS | Closed | <p>Update 06/09/26: Traffic/ROW has no additional comments. Street waiver request is under review.</p> <p>Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov 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. 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). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
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| | | | | | <p>All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p> <p>Public Improvements (Street construction) waiver request The waiver will be evaluated prior to leadership review.</p> <p>Moises Torres 361-826-3552</p> | |
| 24 | P001 | Note | Mina Trinidad : DS | Closed | Include block number within a circle inside the plat drawing for better visibility. | |
| 25 | P001 | Note | Mina Trinidad : DS | Closed | Increase the street names and site on the location map for better visibility. | |
| 26 | P001 | Note | Mina Trinidad : DS | Closed | Correct spelling in subheading text. | |
| 27 | P001 | Note | Mina Trinidad : DS | Closed | <p>Replace "Public Health" signature line with:</p> <p>Manuel Garcia, Environmental Health Services Manager</p> <p>Nueces County Health Department</p> | |
| 28 | P001 | Note | Mina Trinidad : DS | Closed | <p>Update 6/5/26: Applicant responded with the proposed use being warehouse use.</p> <p>The property is within the IL/APZ-1 zoning district. What is the proposed light industrial use?</p> | |
| 2 | APPLICATION FOR | Free Text | Valeria Merida : DS | Closed | CLARKWOOD TR LTS 21 THRU 28 BK 8 | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|-----------------|-----------------|---------------------|--------|---|-----------------------------|
| 4 | APPLICATION FOR | Note | Valeria Merida : DS | Closed | Additional Information Required: -Public Improvement plan (PIs required for construction of Mazda Street along frontage.) | |
| 6 | APPLICATION FOR | Note | Valeria Merida : DS | Closed | Address does not match other documents. | |

STATE OF TEXAS
COUNTY OF NUECES

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STATE OF TEXAS
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COUNTY OF NUECES

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THIS THE _____ DAY OF _____ 2026.

CYNTHIA SALAZAR-GARZA, CHAIR PERSON

MICHAEL DICE, DIRECTOR

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COUNTY OF NUECES

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THIS THE _____ DAY OF _____ 2026.

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DEVELOPMENT SERVICES ENGINEER

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COUNTY OF NUECES

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KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2025

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT, THIS _____ DAY OF _____ 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUEL GARCIA
ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

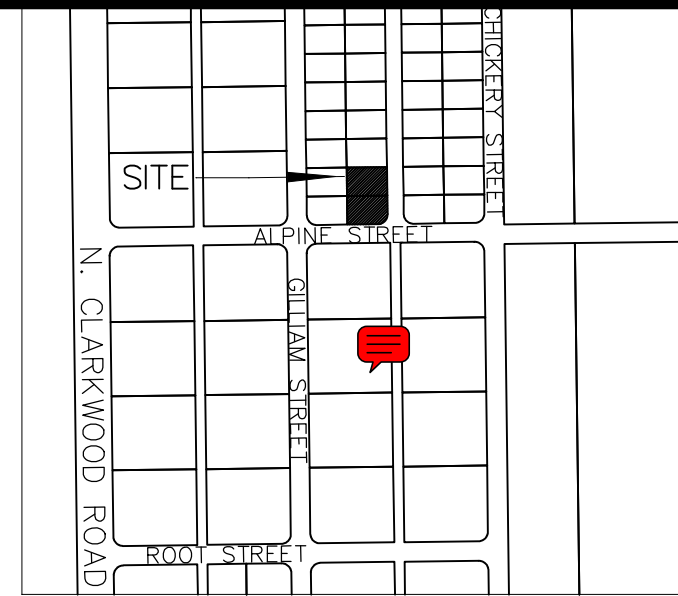
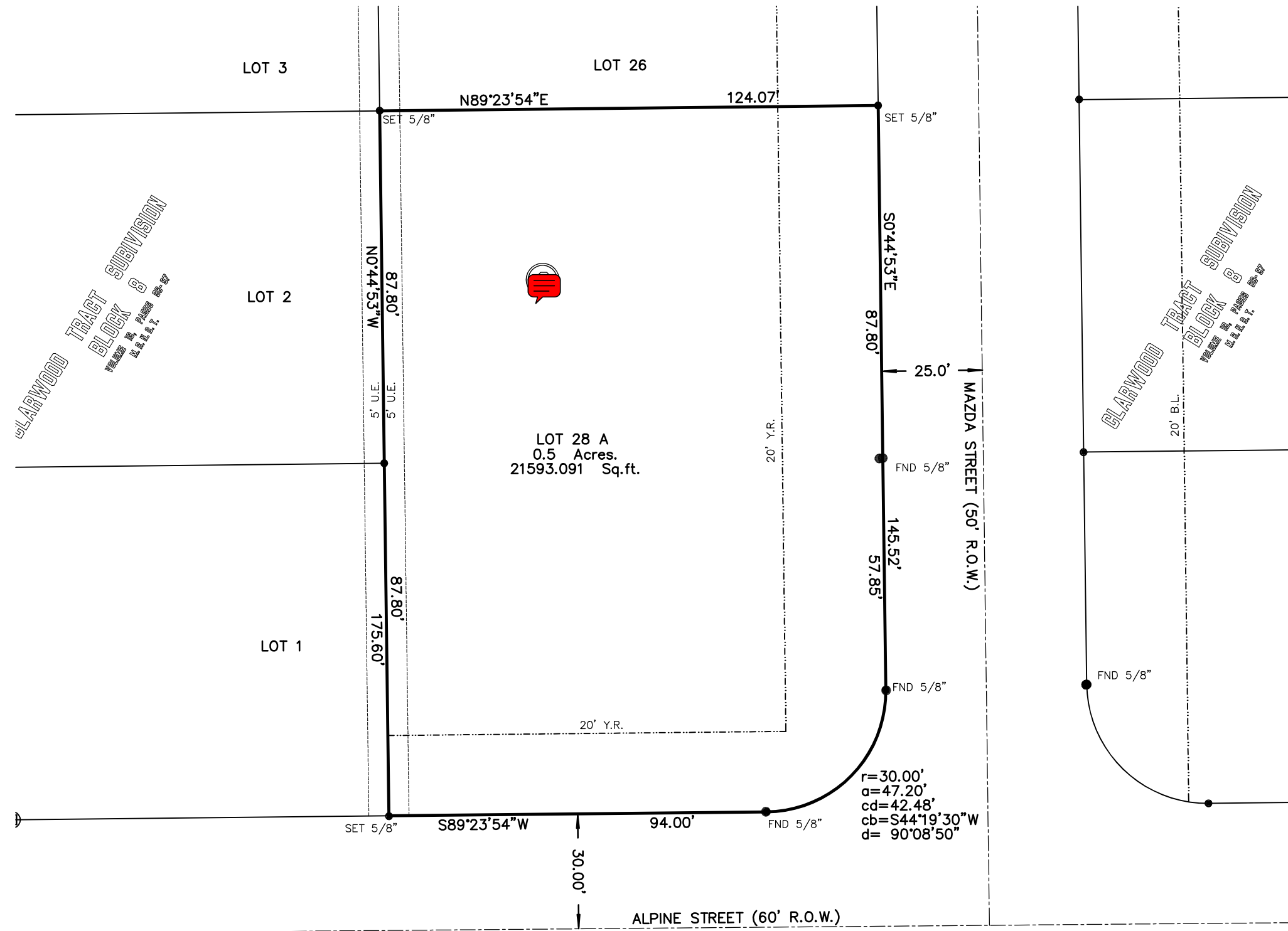
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE _____ DAY OF _____, 2026.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854

CLARKWOOD TRACT SUBDIVISION BLOCK 8, LOT 28A

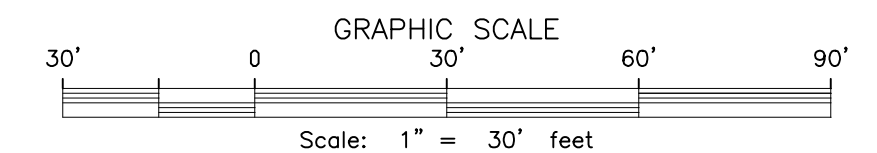
BEING A REPLAT OF LOTS 27 AND 28, BLOCK 8, CLARKWOOD TRACT SUBDIVISION, AN ADDITION ON NUECES COUNTY, TEXAS AS SHOWN IN MAP RECORDED IN VOLUME 19, PAGE 96-97 MAP RECORDS OF NUECES COUNTY, TEXAS SAME BEING DESCRIBED IN DEED 2024023970 OF DEED RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.5 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR IS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PRIVATE ON SITE SANITARY SEWER SYSTEM WILL BE PROVIDED BY OWNER AS AN ALTERNATIVE TO CONNECTING TO PUBLIC SERVICE. A WASTE WATER WAIVER APPLICATION WILL BE SUBMITTED FOR THIS PLAT.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION USE."
- 6) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0300 G, REVISED OCTOBER 13, 2022.
- 7) PRIVATE DRIVEWAYS AND CULVERTS ONTO CITY ANNEXED ROADS MUST BE REVIEWED AND APPROVED ROW MANAGEMENT WITH THE CITY OF CORPUS CHRISTI PRIOR TO INSTALLATION.
- 8) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260413
MAY 27, 2026



CITY OF CORPUS CHRISTI
DEVELOPMENT SERVICES

APPLICATION FOR LAND SUBDIVISION

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240



Office Use Only

Plat No.: _____ Grid/Map No.: _____
Planning Commission Hearing Date: _____

1. Applicant: Julio Fernandez
Telephone: (361) 808-8532 EMAIL: julio@coastalenergy.co
Address: 3302 Shallow Creek Drive, Corpus Christi, Texas 78410
Status of Applicant: Owner: Other: (specify) _____

2. Engineer/Surveyor: Texas Geo Tech Land Surveying Telephone: (361) 993-0808
Address: 5525 S. Staples St., C.C. TX 78411 EMAIL: rozcofamily4@gmail.com
Contact Person: Mark Orozco Telephone: (361) 548-2007

3. Owner: Julio Fernandez Telephone: (361) 808-8532
Address: 3302 Shallow Creek Drive, Corpus Christi, Texas 78410
Type of Ownership: Sole Partnership Corporation
Other _____

4. Preliminary Plat: _____ Final Plat: _____ Amending/Vacating Plat: _____ Replat:
Proposed Subdivision Name: CLARKWOOD TR LTS, BK 8, 28A
Location: 602 Alpine Street, Corpus Christi, TX 78409 Acreage: 0.5
Legal Description: CLARKWOOD TR LTS, BK 8, 28 and 27 CLARKWOOD TR LTS 21 THRU 28 BK 8
Land Use: (Existing) vacant (Proposed) Industrial
Zoning: (Existing) IL Light Industrial (Proposed) IL Light Industrial
Tax I.D. No.: 1623-0008-0210
Proposed No. of Lots: 1 Plat review: 30-day _____ 60-day
Reason for plat/replat: To combine two lots into one for permitting

Application is not valid without Completion of all pages
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmmlabs.infor.com/>

| | | | | |
|-----------------|----------------------|-----------------|-----------------|---------------|
| Office Use Only | Date Rcvd: _____ | PRELIMINARY: | FINAL: | RECORDED: |
| | Received by: _____ | Denied: _____ | Denied: _____ | Date: _____ |
| | Filing Fee: _____ | Approved: _____ | Approved: _____ | Volume: _____ |
| | Recording Fee: _____ | | | Page: _____ |
| | Type Plat: _____ | | | |
| | ADP: _____ CT: _____ | | | |
| | Comments: _____ | | | |
| | District: _____ | | | |

SEE REVERSE SIDE

STATE OF TEXAS
COUNTY OF NUECES

I, JULIO FERNANDEZ, HEREBY CERTIFIES THAT I AM THE OWNER OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

JULIO FERNANDEZ, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JULIO FERNANDEZ.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

CYNTHIA SALAZAR-GARZA, CHAIR PERSON

MICHAEL DICE, DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026

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, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M. IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2025

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT, THIS _____ DAY OF _____ 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

MANUEL GARCIA
ENVIRONMENTAL HEALTH SERVICES MANAGER
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS
COUNTY OF NUECES

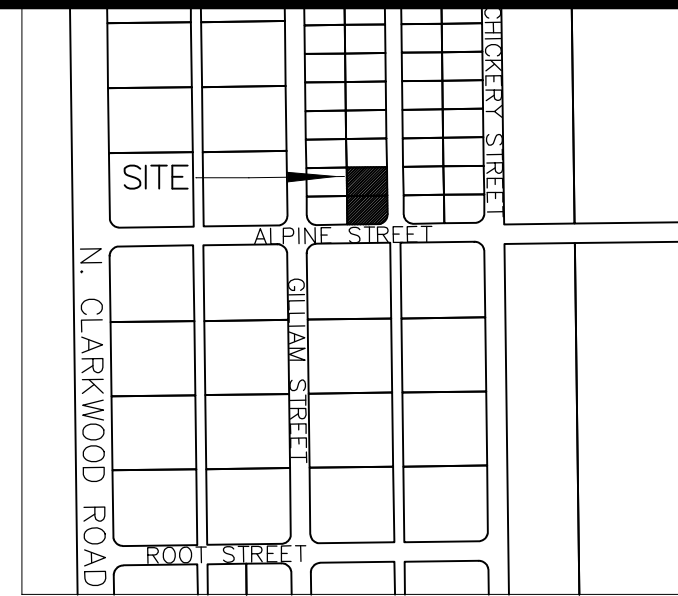
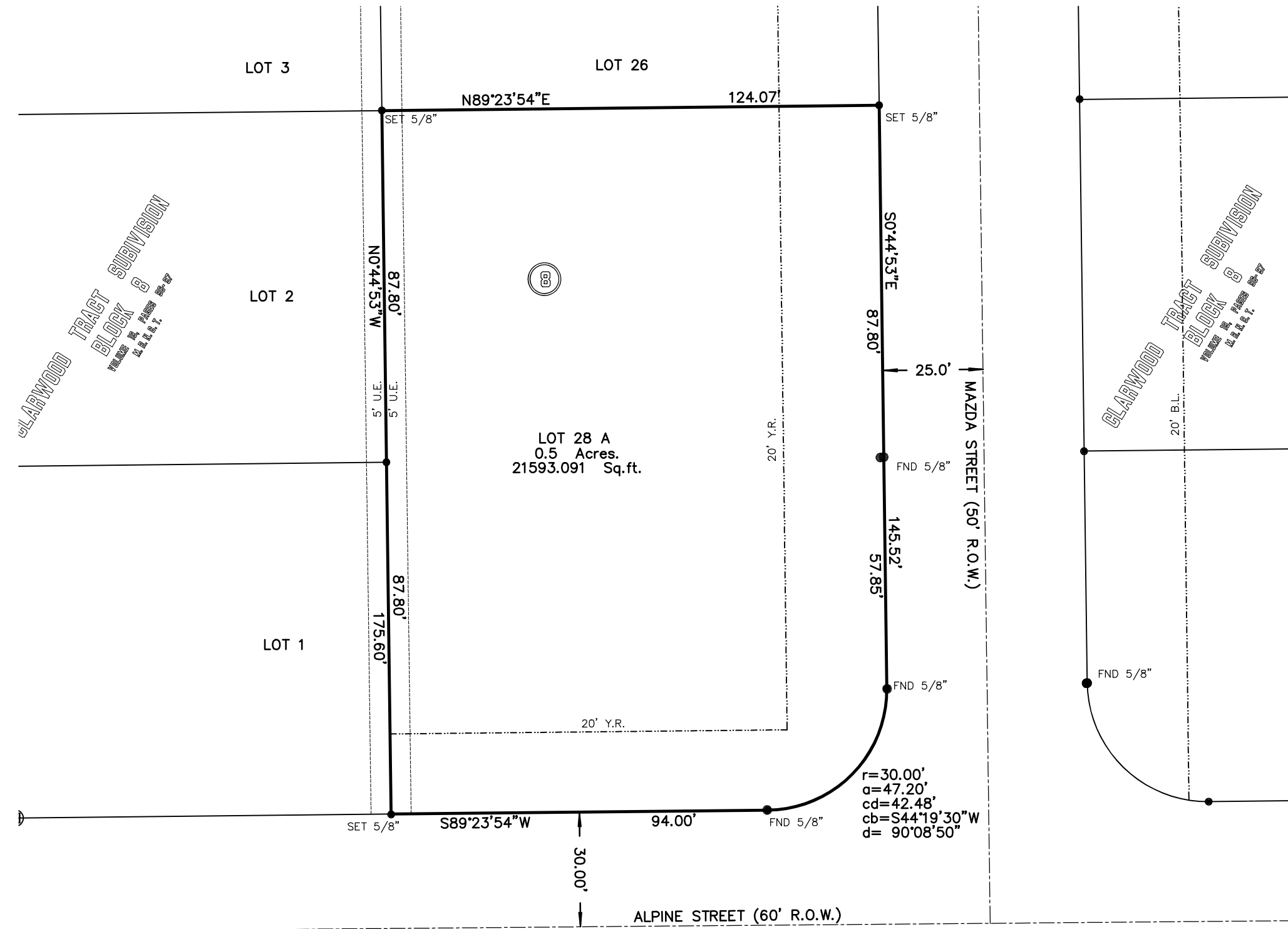
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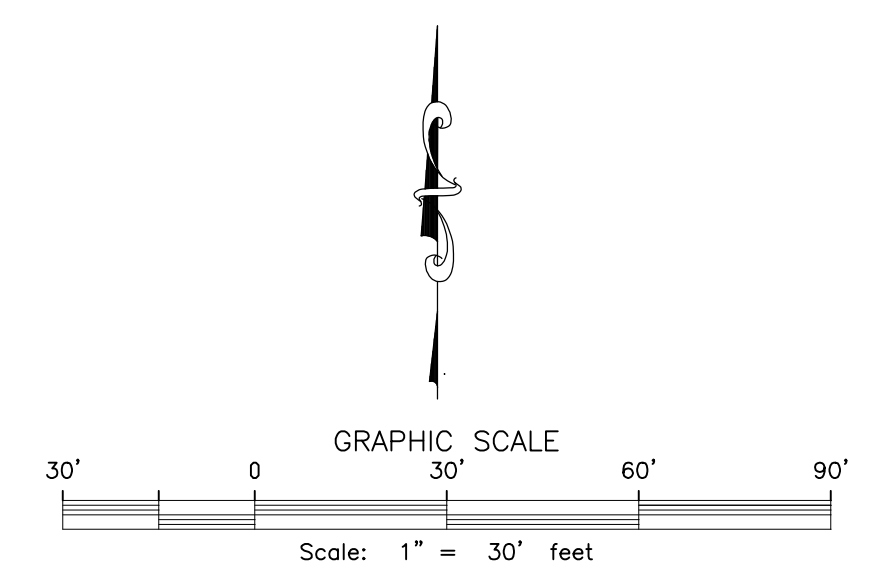
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JOB # 260413
MAY 27, 2026

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 24, 2026**

PL8621

FINAL PLAT – BREEZEWAY TOWNHOMES PUD

LOTS 1 THRU 8

(0.29 Acres)

(District 4) Generally located at 14762 Running Light, south of Granada Drive, east of Park Road 22, and west of Windward Drive.

Zoned: RM-AT PUD

Owner: John Tompkins

Surveyor: Michael York Engineering

The applicant proposes to plat the property to build housing. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.



Merged Document Report

Application No.: PL8621

| | |
|---------------|------|
| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| |
|---|
| Document Filename |
| Final Plat_Breezeway Town Homes PUD (5).pdf |

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|--------------------|----------------------------|--------------------------|
| Caleb Wong | calebw@corpuschristitx.gov | 361-826-3392 |
| Andrea Fernandez | andrea3@cctexas.com | 361-826-3584 |
| Bria Whitmire | briaw@corpuschristitx.gov | 361-826-3268 |
| Mark Zans | markz2@corpuschristitx.gov | 361-826-3553 |

General Comments

| Comment ID | Author : Department | Status | Review Comments | Applicant Response Comments |
|-------------------|----------------------------|---------------|--|------------------------------------|
| 2 | Andrea Fernandez : DS | Closed | Planning: Plat is a Final plat. | |
| 3 | Andrea Fernandez : DS | Closed | Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/19 PC. The deadline for revisions to be submitted in good order is 3/10. | |
| 4 | Andrea Fernandez : DS | Closed | Planning: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet. | |

| Comment ID | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|-----------------------|--------|---|-----------------------------|
| 5 | Andrea Fernandez : DS | Closed | Planning: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period. | |
| 6 | Andrea Fernandez : DS | Closed | Planning: -Final plat approval is conditional on approval of rezoning of property. -Final plat cannot be approved if rezoning fails. | |

[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 |
|------------|----------------|-----------------|-----------------------|--------|---|-----------------------------|
| 7 | P001 | Note | Andrea Fernandez : DS | Closed | GIS: PL8621 Breezeway Townhomes PUD closes within acceptable engineering standards. | |
| 8 | P001 | Note | Andrea Fernandez : DS | Closed | CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route. | |
| 9 | P001 | Note | Andrea Fernandez : DS | Closed | AEP Transmission: no comment for the subject plat. | |
| 10 | P001 | Note | Andrea Fernandez : DS | Closed | AEP Tx distribution: no comment | |
| 11 | P001 | Note | Andrea Fernandez : DS | Closed | Fire comments 1-9: 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat Townhouse construction will be reviewed as commercial property. 3 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 4 Plat 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. It is noted that a fire hydrant is proposed behind Bldg. 5 5 Plat 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply (if required). | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|-----------------------|--------|--|-----------------------------|
| | | | | | <p>6 Plat 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet.</p> <p>7 Plat 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.</p> <p>8 Plat 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.</p> <p>9 Infor. 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.</p> | |
| 12 | P001 | Note | Andrea Fernandez : DS | Closed | <p>Fire comments 10-19:</p> <p>10 Infor. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>11 Plat 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. It is noted that the fire apparatus fire lanes are 19 ft wide and do not meet the standard.</p> <p>12 Plat 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.</p> <p>13 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| | | | | | <p>apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. 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.</p> <p>3. 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."</p> <p>14 Plat 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.</p> <p>15 Infor. 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.</p> <p>16 Infor. "</p> <p>D103.5 Fire apparatus access road gates.(If applicable) Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200 (if applicable)"</p> <p>17 Infor. R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|-----------------------|--------|--|-----------------------------|
| | | | | | <p>sprinkler system shall be installed in townhouses only when three (3) or more attacheddwelling units are constructed, and transient uses (occupancies less than thirty (30) days are allowed).</p> <p>18 Infor. R313.1. Design and installation. Automatic residential fire sprinkler system for townhouses shall be designed and installed in accordance with Sections P2904 or NFPA 13D.</p> <p>19 Plat Commercial development of the property will require further Development Services review.</p> | |
| 19 | P001 | Note | Andrea Fernandez : DS | Closed | <p>Parks:</p> <p>-Park and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.</p> <p>-Number of Residential Single Family Homes mentioned in Plat total the amount of (5). If any number of dwelling units changes then fees will be adjusted at time of change and recalculated to provide accurate number for fees.</p> <p>Dwelling Units: 5 Fee: \$462.50 Total Due: \$2,312.50</p> | |
| 20 | P001 | Note | Andrea Fernandez : DS | Closed | <p>Traffic comments 1-6</p> <p>1 Informational: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2 Informational: "Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requiremnts. Table 6.2.2 Street Right-of-Way Dimension Standards"</p> <p>3 Informational: The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)</p> <p>4 Informational: 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</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|-----------------------|--------|--|-----------------------------|
| | | | | | <p>and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>5□Informational:□All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>6□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> | |
| 21 | P001 | Note | Andrea Fernandez : DS | Closed | <p>Traffic omments 7-11:</p> <p>7□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p> <p>8□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>9□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p> <p>10 Informational: Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p> <p>11 - The developer can reach out to ROWManagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off Yorktown Blvd.</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9).</p> <p>If you have any further questions, please feel free to contact ROW / Traffic at your convenience.</p> | |
| 22 | P001 | Note | Mark Zans : LD | Closed | <p>Fire comments: updated 5/2/25</p> <p>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. It is noted that the fire apparatus fire lanes are 16.5' and 18' and do not meet the standard.</p> | |
| 24 | P001 | Note | Mark Zans : LD | Closed | <p>Fire comment#2 - updated 5/2/25</p> <p>"The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</p> <p>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>2. 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.</p> <p>3. 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."</p> | |
| 25 | P001 | Note | Mark Zans : LD | Closed | <p>Fire comment #3: updated 5/2/25</p> | |

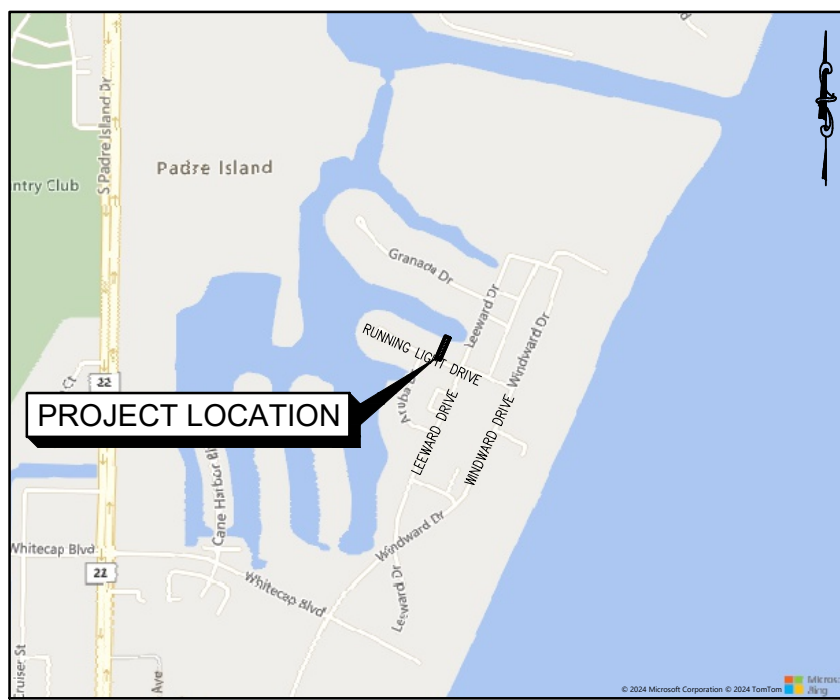
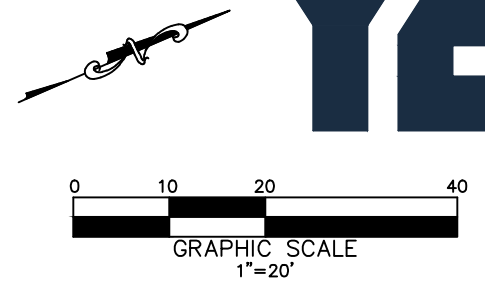
| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| | | | | | it is noted that the plat has slightly changed the fire access road width to 20 ft. Be advised that this is the absolute minimum width of a fire apparatus road and therefore no parking will be allowed on this access lane and shall be appropriately posted as a No Parking area. Note comment #16 Note also that the fire department would need access to the dock in the event of a dock or boat fire. The Fire Marshal will consider allowing this development provided that a 4 inch standpipe and hose connections be installed at this site. You may contact the Fire Mashal's Office for further direction. | |
| 26 | P001 | Note | Mark Zans : LD | Closed | Fire comment #3: updated 5/2/25 it is noted that the plat has slightly changed the fire access road width to 20 ft. Be advised that this is the absolute minimum width of a fire apparatus road and therefore no parking will be allowed on this access lane and shall be appropriately posted as a No Parking area. Note comment #16 Note also that the fire department would need access to the dock in the event of a dock or boat fire. The Fire Marshal will consider allowing this development provided that a 4 inch standpipe and hose connections be installed at this site. You may contact the Fire Mashal's Office for further direction. | |
| 27 | P001 | Note | Mark Zans : LD | Closed | Updated comment 4/20/2026 - In note #7 please remove the words 'or the designated common area. As worded now this conflicts with note #9. | |
| 28 | P001 | Note | Mark Zans : LD | Closed | Updated comments 4/20/2026: Please provide a copy of the HOA documents for review. | |
| 29 | P001 | Note | Mark Zans : LD | Closed | Updated comment 4/20/26 Please dimension half street distance. | |
| 15 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com. | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| 16 | P001 | Note | Caleb Wong : STREET | Closed | PW STR: Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used. | |
| 1 | P001 | Note | Bria Whitmire : WW | Closed | <p>Improvements Required for Recordation, per UDC 8.1.4.</p> <ul style="list-style-type: none"> A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p> | |



FINAL PLAT OF BREEZEWAY TOWN HOMES P.U.D.

0.29 ACRES OUT OF PADRE ISLAND SECTION E, BLOCK 3, LOTS 27, AS RECORDED IN VOLUME 38, PAGES 25-26 OF THE MPA RECORDS OF NUECES COUNTY, TEXAS

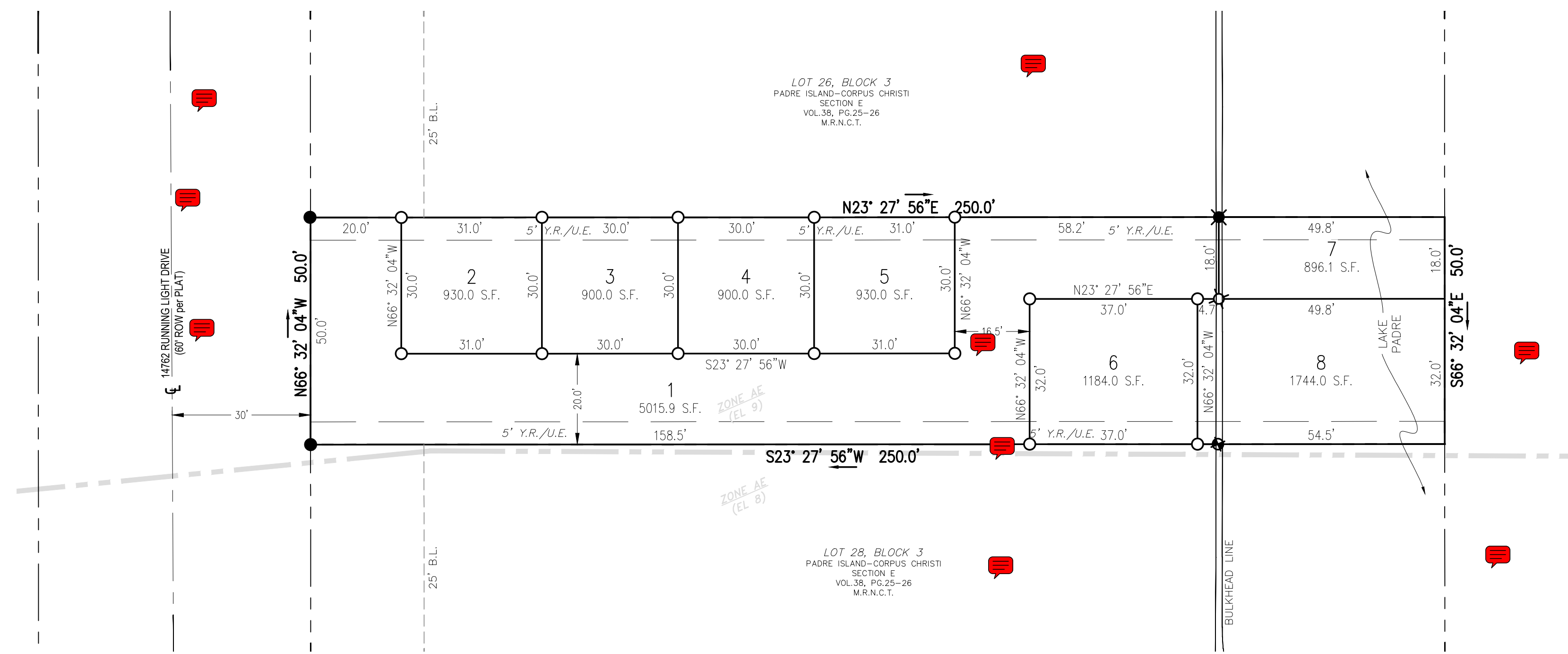


LOCATION MAP SCALE: 1" = 2,000'

- SURVEYOR'S NOTES:
- THE TOTAL PLATTED AREA CONTAINS 0.29 ACRES OF LAND.
 - A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
 - ALL BEARINGS AND DISTANCES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
 - PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0755G, MAP REVISED OCTOBER 13TH 2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE AE (9), BASE FLOOD ELEVATION DETERMINE.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "EXCEPTIONAL" AND "OYSTER WATERS" TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION" USE.

- LEGEND
- 5/8" INCH IRON ROD SET
 - 5/8" INCH IRON ROD FOUND
 - ⊗ DRILL HOLE SET
 - ⊘ DRILL HOLE FOUND
 - ✕ "X" CHISEL MARK FOUND

- GENERAL NOTES:
- DEVELOPMENT WITHIN THE PLATTED AREA SHALL ADHERE TO THE STANDARDS OUTLINED IN THE GOVERNING PLANNED UNIT DEVELOPMENT (PUD) AS ADOPTED BY CITY COUNCIL UNDER ORDINANCE 033791.
 - DEVELOPMENT STANDARDS NOT EXPLICITLY ADDRESSED IN THE GOVERNING P.U.D. SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
 - PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
 - THE CONVEYANCE TO ANY GRANTEE OF ANY LOT WITHIN THE BREEZEWAY TOWN HOMES, P.U.D. SHALL INCLUDE MEMBERSHIP IN THE HOMEOWNER'S ASSOCIATION WHICH SHALL HOLD TITLE TO ALL COMMON AREAS IN THE SUBDIVISION.
 - THE COMMON AREA, LOT 1, SHALL BE A PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT.
 - BALCONIES & EVES WILL BE PERMITTED TO EXTEND OVER THE PROPERTY LINE AND INTO LOT 1 (COMMON AREA) PROVIDED THE FIRE LANE PORTION OF LOT 1 (ALONG EAST SIDE OF LOTS 2-5) MAINTAINS A 20-FOOT WIDE FIRE LANE WITH 13-FOOT HEIGHT CLEARANCE.
 - THE CITY OF CORPUS CHRISTI HAS NO RESPONSIBILITY FOR REPAIR AND MAINTENANCE OF UTILITY LINES INSIDE THE BREEZEWAY TOWN HOMES, P.U.D., UNLESS SUCH UTILITIES ARE PUBLIC AND ARE IN A PUBLIC UTILITY EASEMENT.
 - THE HOME OWNERS ASSOCIATION RESERVES THE RIGHT TO INSTALL SUCH ITEMS AS FENCES, GATES, WALLS, SECURITY SYSTEMS, SPRINKLERS, AND ANY OTHER IMPROVEMENT AS LONG AS IT DOES NOT UNREASONABLY INTERFERE WITH NORMAL CITY UTILITY AND DRAINAGE MAINTENANCE WORK.
 - THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, STREETS, UTILITIES AND EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN, REPAIR, INSTALL OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION AND SHALL AGREE TO INDEMNIFY, AGENCY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE PRIVATE IMPROVEMENTS.
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 - LOTS 7 AND 8 DO NOT PERMIT RESIDENTIAL STRUCTURES BUT DO PERMIT DECKS, DOCKS, AND OTHER WATER ORIENTED USES.



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 DEPARTMENT OF DEVELOPMENT SERVICES.

THIS THE _____ DAY OF _____ 2026.

BRIA WHITMIRE, PE, CFM, CPM
DEVELOPMENT SERVICES' ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

CYNTHIA SALAZAR-GARZA
CHAIRMAN

MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, JAMES D. CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR J. CARR LAND SURVEYING, 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 THE _____ DAY OF _____ 20____

JAMES D. CARR, R.P.L.S.

TEXAS LICENSE NO. 6458
J.CARR LAND SURVEYING
TBPELS FIRM NO. 10194750
361-248-1850
INFO@CARRLANDSURVEY.COM

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____M.
_____, 2026

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

I, JOHN TOMPKINS, HEREBY CERTIFIES THAT I AM THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

JOHN TOMPKINS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JOHN TOMPKINS

THIS THE _____ DAY OF _____ 2026.

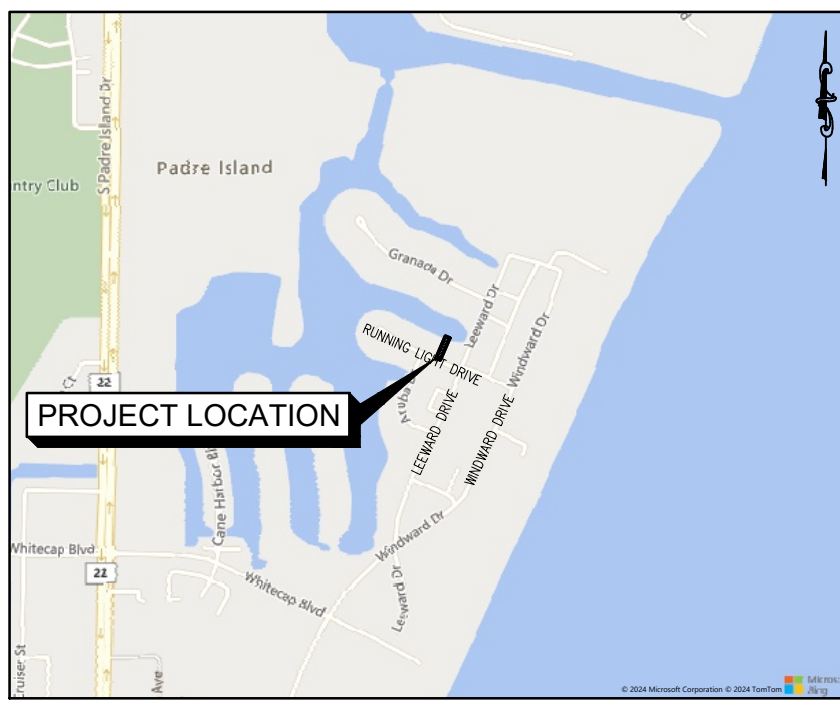
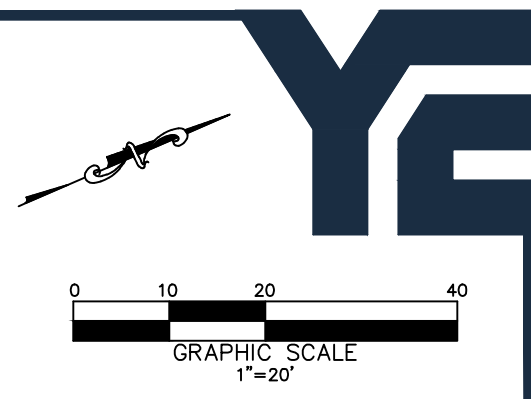
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



9108 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FORM F-22043
PROJECT NO. 125-24-01 © 2026 BY YORK ENGINEERING, INC.

FINAL PLAT OF BREEZEWAY TOWN HOMES P.U.D.

0.29 ACRES OUT OF PADRE ISLAND SECTION E, BLOCK 3, LOTS 27, AS RECORDED IN VOLUME 38, PAGES 25-26 OF THE MPA RECORDS OF NUECES COUNTY, TEXAS

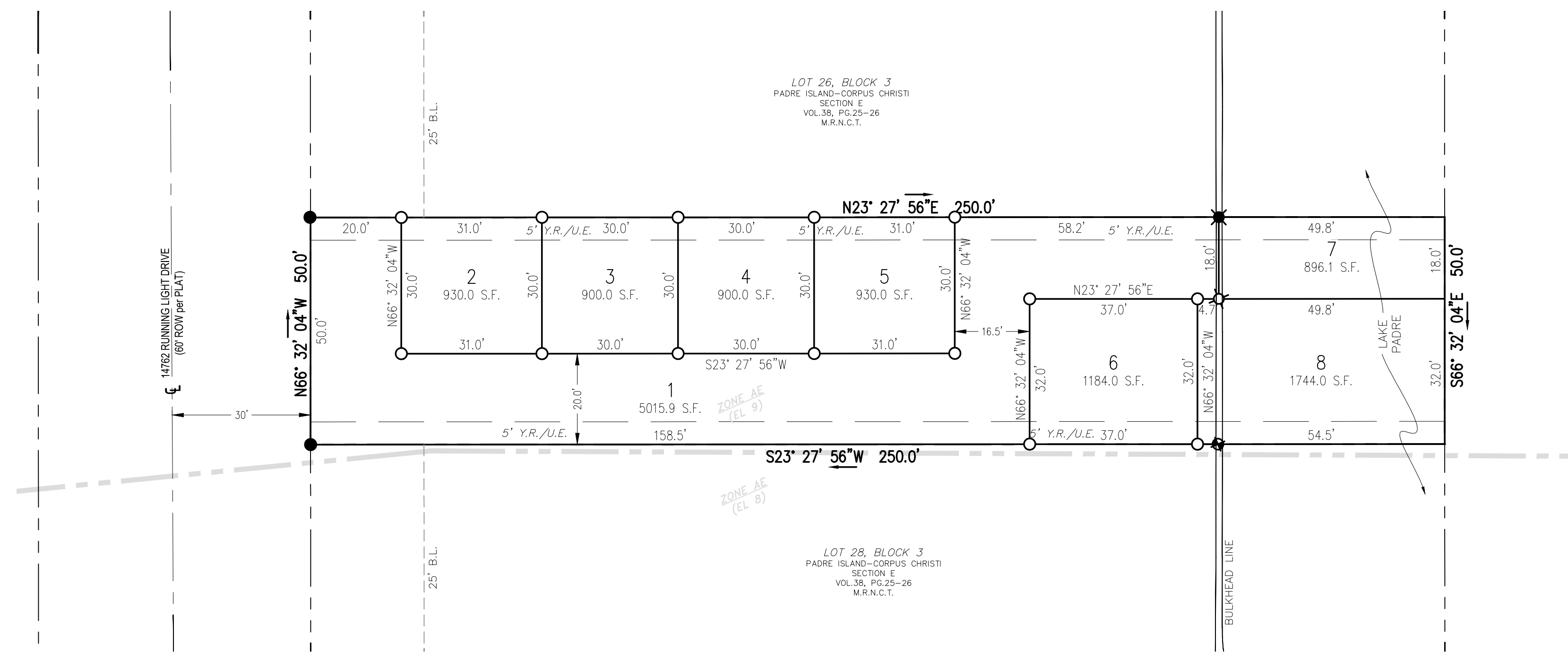


LOCATION MAP
SCALE: 1" = 2,000'

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DEVELOPMENT SERVICES' ENGINEER

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CHAIRMAN

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_____, 2026

BY: _____ DEPUTY

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9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FORM F-22043
PROJECT NO. 125-24-01 © 2026 BY YORK ENGINEERING, INC.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
June 24, 2026**

PL9301

FINAL PLAT – SANDOVAL TRACT BLOCK 1 LOT 1A &1B

(1.06 Acres)

(District 3) Generally located at 318 Saratoga Blvd, southeast of Old Brownsville Road and north of Saratoga Boulevard.

Zoned: RS-6

Owner: Ricardo Sandoval Tejeda and Ricardo Sandoval Almaguer

Surveyor: Texas Geo Tech

The applicant proposes to plat the property to build housing. All Technical Review Committee comments have been addressed. The submitted Replat complies with the requirements of the Unified Development Code and State Law. Staff recommends **approval**.



Merged Document Report

Application No.: PL9301

| | |
|---------------|------|
| Description : | |
| Address : | |
| Record Type : | PLAT |

Submission Documents:

| Document Filename |
|--------------------------|
| 260420 PLAT-R2.pdf |
| 260420 UTILITY-R2.pdf |

Comment Author Contact Information:

| Author Name | Author Email | Author Phone No.: |
|--------------------|----------------------------|--------------------------|
| Bria Whitmire | briaw@corpuschristitx.gov | 361-826-3268 |
| Mark Zans | markz2@corpuschristitx.gov | 361-826-3553 |

General Comments

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

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|-------------------|-----------------------|------------------------|----------------------------|---------------|---|------------------------------------|
| 11 | T001 | Note | Bria Whitmire : DS | Closed | Refer to comments on utility plan and confirm existing utility mains remain in a utility easement. | |
| 8 | P001 | Note | Bria Whitmire : DS | Closed | Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| | | | | | development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM. | |
| 9 | P001 | Note | Bria Whitmire : DS | Closed | The 8" WW Clay is what will need to be tapped onto. Update nomenclature on 6" WW PVC as 6" WW PVC Force Main | |
| 10 | P001 | Note | Bria Whitmire : DS | Closed | Update 6.11.26: 54" transmission main that the contractor will need to be well aware of per included picture. Suspect the line shown is the 8" water line, but shows separate segment and label separated farther south. Update accordingly. Also add the 54" transmission main that the contractor will need to be well aware of per included picture. | |
| 3 | T001 | Note | Mark Zans : LD | Closed | Change Michael Dice title to Interim Asst. City Manager | |
| 4 | T001 | Note | Mark Zans : LD | Closed | Provide day of signature for surveyor. | |
| 5 | T001 | Note | Mark Zans : LD | Closed | Change lot number in title of plat. should read lot 1A and 1B | |
| 6 | T001 | Note | Mark Zans : LD | Closed | NCAD comment: This legal title exists per plat volume 41 page 80. Title should reflect Lot 1A & 1B. | |
| 7 | T001 | Note | Mark Zans : LD | Closed | Total acreage in Note #1 and acreage in subtitle of plat do not match. there may be more than one prior plat in the area being platted for Sandoval Tract. (this plat) | |
| 12 | T001 | Note | Mark Zans : LD | Closed | Park development fee: 462.50 x 2 lots = \$925.00 Fees applied based on the number of newly proposed residential dwelling units. As such fees are applied based on the number of proposed residential dwelling units on plat application. | |
| 13 | T001 | Note | Mark Zans : LD | Closed | Traffic comments: PLAT - ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW | |

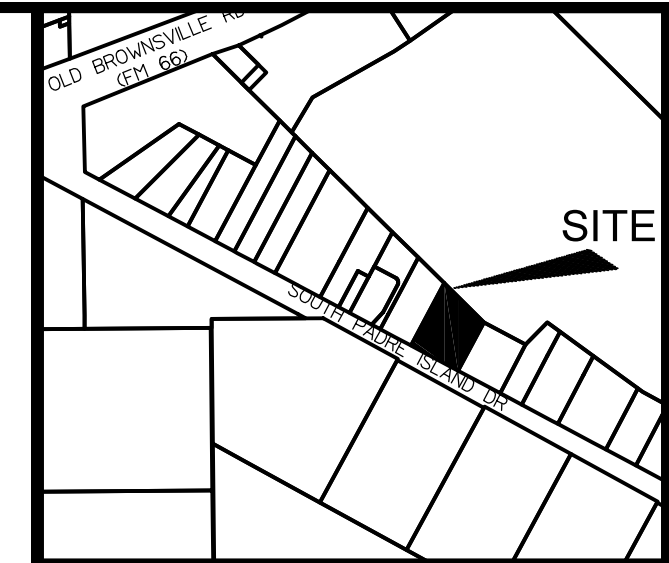
| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| | | | | | <p>dedication as required per the RMP. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov 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. o□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). •□The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS •□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) •□Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. TRAFFIC – PEAK HOUR TRAFFIC / TIA: •□Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. Traffic control plans •□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p> | |
| 14 | T001 | Note | Mark Zans : LD | Closed | Fire comments : | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|---|-----------------------------|
| | | | | | <p>Please see Fire's Comments for PL9301 Sandoval Tract Block 1 Lot 1.</p> <p>All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual</p> <p>507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Information/Note:</p> <ol style="list-style-type: none"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 2. 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. 3. The minimum 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. <p>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36</p> | |

| Comment ID | Page Reference | Annotation Type | Author : Department | Status | Review Comments | Applicant Response Comments |
|------------|----------------|-----------------|---------------------|--------|--|-----------------------------|
| | | | | | <p>feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>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.</p> <p>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.</p> <p>-Development of the property will require further Development Services review.</p> | |
| 15 | T001 | Note | Mark Zans : LD | Closed | Updated comment 6/12/2026 Remove extra word lot. | |

RICARDO SANDOVAL TRACTS BLOCK 1, LOT 1A and 1B

BEING A TRACT OF LAND OUT OF ROBERTSON WM J FARM TRACTS 0.696 ACRES OUT OF TRACT 7 MAP OF WHICH IS RECORDED IN VOLUME 3 PAGE 31 MAP RECORDS OF NUECES COUNTY, TEXAS TOGETHER WITH A 0.38 ACRE TRACT OF LAND OUT OF LOT (1), W.O. WOMACK FARM LOTS, MAP RECORDED IN VOLUME A PAGE 50 OF MAP RECORDS OF NUECES COUNTY, TEXAS DESCRIBED IN DEED 2026013563, DEED RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF NUECES

WE, RICARDO SANDOVAL TEJEDA AND RICARDO SANDOVAL ALMAGUER, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT; THAT IT HAS HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2026.

RICARDO SANDOVAL TEJEDA OWNER

RICARDO SANDOVAL ALMAGUER OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICARDO SANDOVAL TEJEDA.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RICARDO SANDOVAL ALMAGUER.

THIS THE _____ DAY OF _____ 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

MICHAEL DICE, INTERIM ASST. CITY MANAGER

CYNTHIA SALAZAR-GARZA, CHAIRPERSON

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____ 2026.

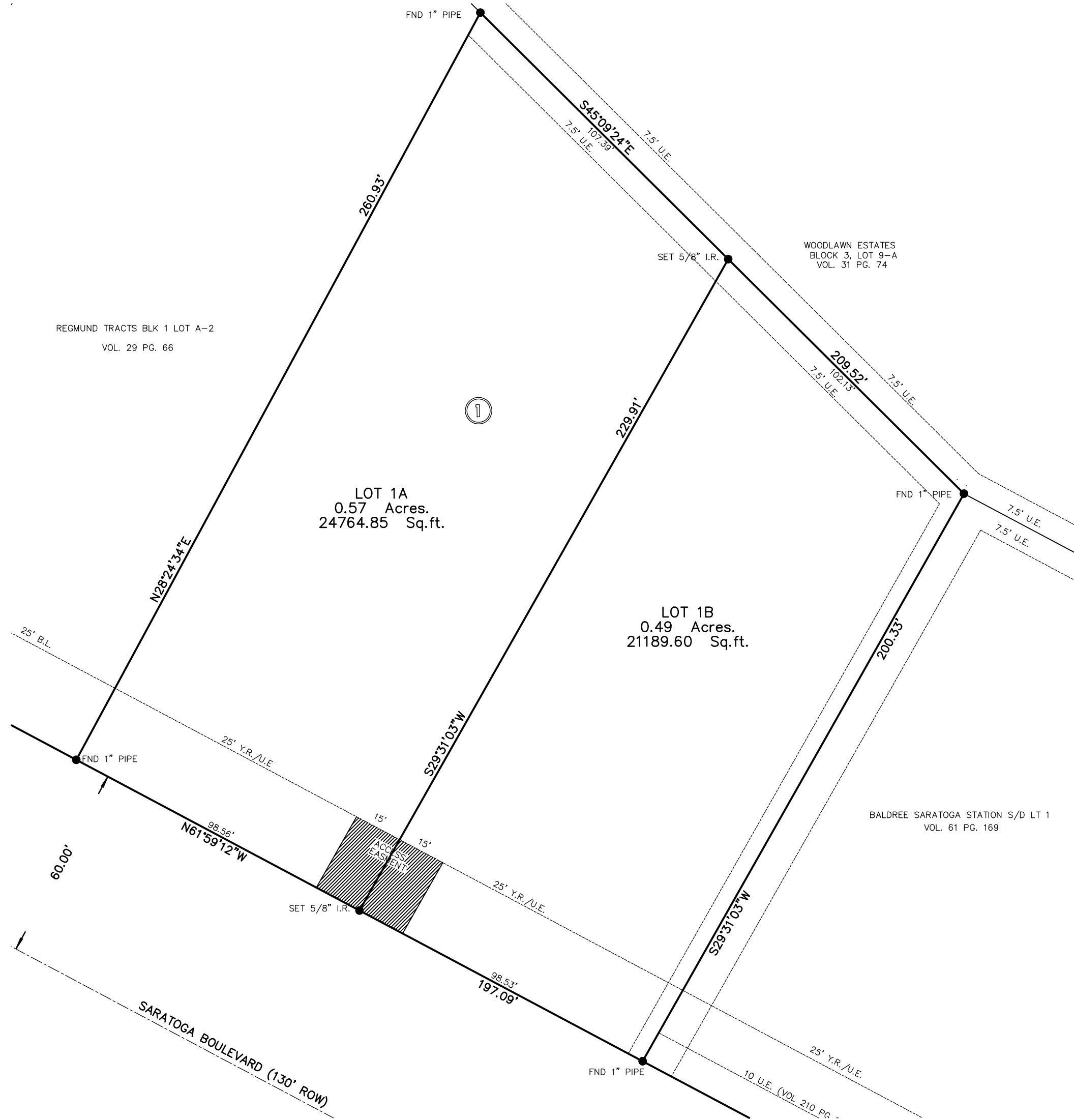
BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 26TH DAY OF JUNE 2026.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 1.06 ACRES OF LAND.
- 2) THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. DEVELOPMENT STANDARDS USED ADHERE TO UDC 9.5.3 REGULATIONS FOR SINGLE FAMILY USE OF NONCONFORMING LOTS.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 4835C0505G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF MINIMAL FLOOD HAZARD.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- 6) PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC (UDC 7.1.7)
- 7) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND ID1 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS
COUNTY OF NUECES

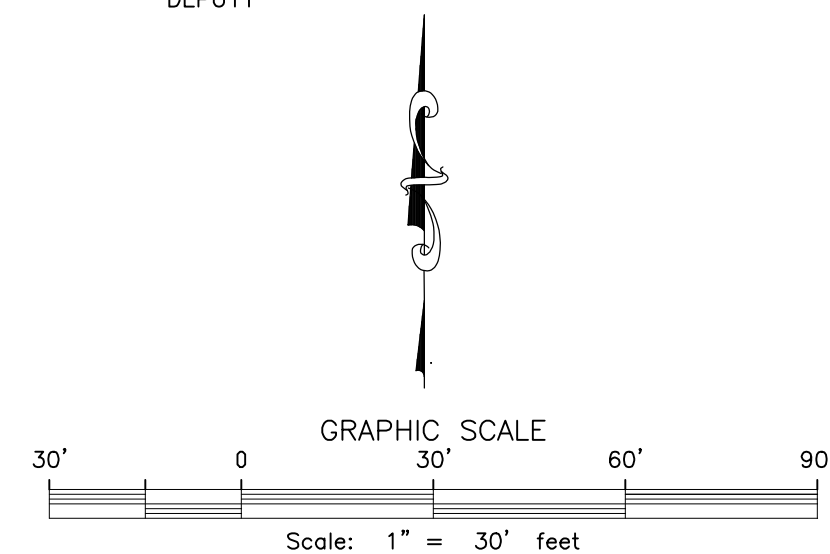
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____ 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____ 2026, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.

_____, 2026

BY: _____ DEPUTY



TEXAS GEO TECH
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
JOB # 260420
JUNE 12, 2026

ZONING REPORT

CASE ZN9296

APPLICANT & SUBJECT PROPERTY

District: 3 (Upon Annexation)
Owner: Weber Crosstown Highway Prop, LLC
Applicant: John Cowan & Associates
Address: Near FM-43 (Farm-to-Market Road 43/Weber Road) and CR-47 (County Road 47), located along the South side of FM-43, west of State Highway 286 (Crosstown Expressway), and east of CR- 47.
Legal Description: 52.082 acres out of the North Half of Section 4, Laureles Farm Tracts
Plat Status: The subject property is not platted.
Acreage of Subject Property: 1.37 acres
Pre-Submission Meeting: March 17, 2026
Code Violations: None.

ZONING REQUEST

From: "FR" Farm Rural District (Upon Annexation)
To: "CN-1" Neighborhood Commercial District
Purpose of Request: To allow for a retail 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 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 an MCAOD District.

| | Zoning District | Existing Land Use | Future Land Use |
|--------------|------------------------------|--------------------|-------------------------|
| Site | "OCL" Outside City Limits | Agricultural | Commercial |
| North | | | |
| South | | Residential Estate | Low-Density Residential |
| East | | Agricultural | Commercial |
| West | | | |

| UTILITY MASTER PLANS | | | | | | | | |
|--|---|---|----------------|----|--|----|--|-------------------------|
| Service | Existing Conditions | | | | | | Master Plan Improvements | |
| Water | 16-in PVC, active and public, transmission line, along the north side of FM-43. | | | | | | None. Property is outside the City's limits. | |
| Wastewater | No infrastructure exists. | | | | | | | |
| Stormwater | Surface infrastructure exists along the south side of FM-43 | | | | | | | |
| Gas | A 6-inch HDPE, grid main, exists along the south side of FM-43. | | | | | | | |
| Roadway Master Plan (RMP) | | | | | | | | |
| Roadway | Service Area | RMP Designation | Existing Lanes | | | | Peak Hour Volume (2021) | Plan Improvements |
| | | | NB | SB | EB | WB | | |
| FM 43 (Farm-to-Market Road 43) | None. Property is outside City Limits. | "A3" Primary Arterial with a Center Turn Lane | - | - | 1 | 1 | 9,868 AADT, Near SH-361 (Crosstown Expressway) | No Improvements Planned |
| TRANSIT INTEGRATION | | | | | | | | |
| The Corpus Christi RTA does not provide service to the subject property. | | | | | | | | |
| PUBLIC HEARINGS & NOTIFICATIONS | | | | | | | | |
| Planning Commission | | | | | June 24, 2026 | | | |
| City Council 1 st Reading | | | | | August 11, 2026 | | | |
| City Council 2 nd Reading | | | | | August 18, 2026 | | | |
| 7 | 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 1.37-acre-tract, outside City Limits, in the London Area, along FM-43 (Weber Road, within City limits), a designated commercial corridor, west of County Road 47.

To the north, south, east, and west, properties are outside city limits. Properties to the north, east, and west have a current land use of agricultural. To the south lies the low-density residential subdivision of London Village.

The applicant is requesting a change in zoning to allow for a 10,640-square-foot retail development. Refer to Attachment C, which is a conceptual site plan. The “CN-1” Neighborhood Commercial District permits office uses, multifamily dwellings, certain indoor recreation uses, retail sales and service uses, medical facility uses, overnight accommodation uses, and restaurant uses less than 5,000 square feet in gross floor area.

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

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

- Corpus Christi development patterns support efficient and cost-effective use of resources and a high quality of life.
 - 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.

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

The proposed rezoning is consistent with the London ADP and FLUM designation of commercial, and with the following policies.

- Promote land development that enhances the character and opportunities of London.
 - Encourage compatible and appropriate land uses for long-term and sustainable growth patterns.

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 amendment is consistent with the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map’s (FLUM) designation of Commercial.
- The London Area—unincorporated at the time of its plan adoption and still largely so today—was anticipated to experience significant growth. The forecasted land uses and development patterns identified in that plan are consistent with the development to be enabled by the proposed rezoning.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
 - Development in the London Area has been primarily residential (though modest), and the introduction of commercial districts is necessary to support the growing population and reduce travel distances for essential goods and services—an expressed need during the drafting of the Area Development Plan.
- The property proposed for rezoning is suitable for the uses permitted within the requested zoning district. The rezoning represents a logical and necessary step in the area’s evolution and will not compromise the desirable character of the community at this location.

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 "CN-1" Neighborhood Commercial District.

Attachment(s):

- (A) Metes & Bounds Description and Exhibit.
- (B) Existing Zoning and Notice Area Map.
- (C) Tentative Site Plan
- (D) Surrounding Properties Notification Roster

(A) Metes & Bounds

JOHN COWAN & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS
SINCE 1946

FIRM REGISTRATION NO:
10025500

10147 CR 135
FLINT, TEXAS 75762

903.581.2238
TXSURVEYS.COM

FIELD NOTES FOR THE OVERLAND GROUP

Ramon de Ynojosa Survey, Abstract No. 411
Nueces County, Texas

All that certain lot, tract, or parcel of land, being part of the Ramon de Ynojosa Survey, Abstract No. 411, Nueces County, Texas, and being part of that certain called 143.198 acre tract described in a deed from the Estate of Roy o. Crocker, Jr. to Weber/Crosstown Highway Properties, LLC on December 2, 2010, recorded in Document No. 2010044483 of the Official Public Records of Nueces County, Texas, and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod (found) for the Southeast corner of Lot 1, Block 1, London Village Section 1, as shown by plat of same recorded in Volume 70, Page 577, in the North line of Block 1 of London Village, as shown by plat of same recorded in Volume 68, Pages 545 and 546, in the South line of the above mentioned 143.198 acre tract;

THENCE North 89 deg. 11 min. 38 sec. East with the North line of Block 1, the South line of the 143.198 acre tract, a distance of 211.00 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner and the place of BEGINNING;

THENCE North 00 deg. 48 min. 38 sec. West a distance of 299.93 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner in the North line of the 143.198 acre tract, in the South right of way of Farm to Market Highway No. 43;

THENCE North 89 deg. 11 min. 04 sec. East with the North line of the 143.198 acre tract, the South right of way of Farm to Market Highway No. 43, a distance of 200.03 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner;

THENCE South 00 deg. 48 min. 38 sec. East a distance of 299.96 ft. to a 1/2" iron rod with an orange plastic cap stamped "J. COWAN & ASSOC." (set) for a corner in the South line of the 143.198 acre tract, the North line of Block 1;

THENCE South 89 deg. 11 min. 38 sec. West with the South line of the 143.198 acre tract, the North line of Block 1, a distance of 200.03 ft. to the place of beginning, containing 1.377 acres of land.

Bearings oriented to Grid North of the Texas State Plane Coordinate System, NAD83, South Zone, 4205.

Plat accompanies field notes.

I, PHILIP W. CORNETT, Registered Professional Land Surveyor No. 5515, do hereby certify that the above field notes were prepared from an actual survey made on the ground under my direction and supervision.

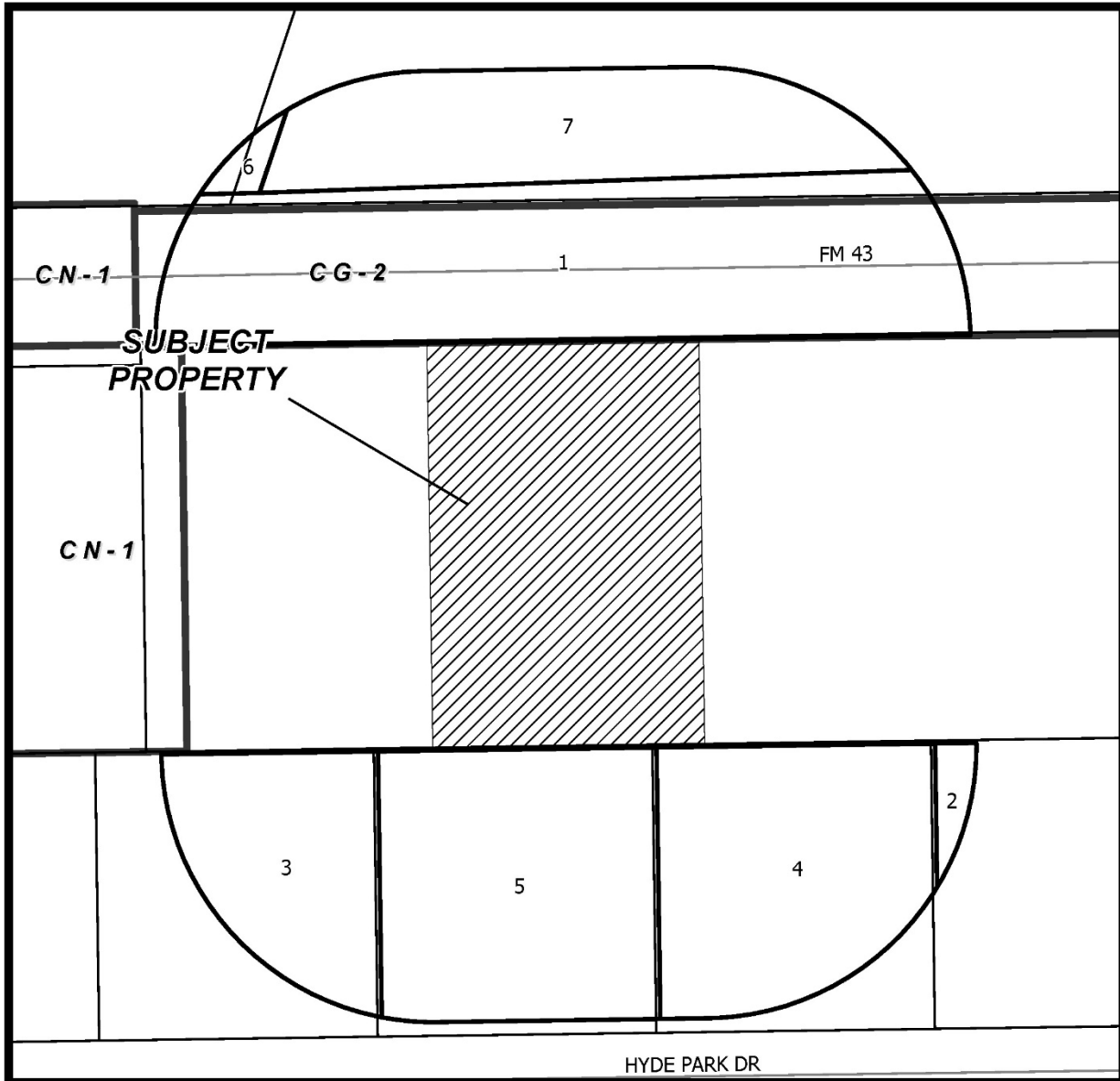
GIVEN UNDER MY HAND AND SEAL, this the 3rd day of April, 2026.



PHILIP W. CORNETT
Registered Professional Land Surveyor No. 5515
T26-033 1.377 acres




(B) Existing Zoning and Notice Area Map



CASE: ZN9296
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 | |

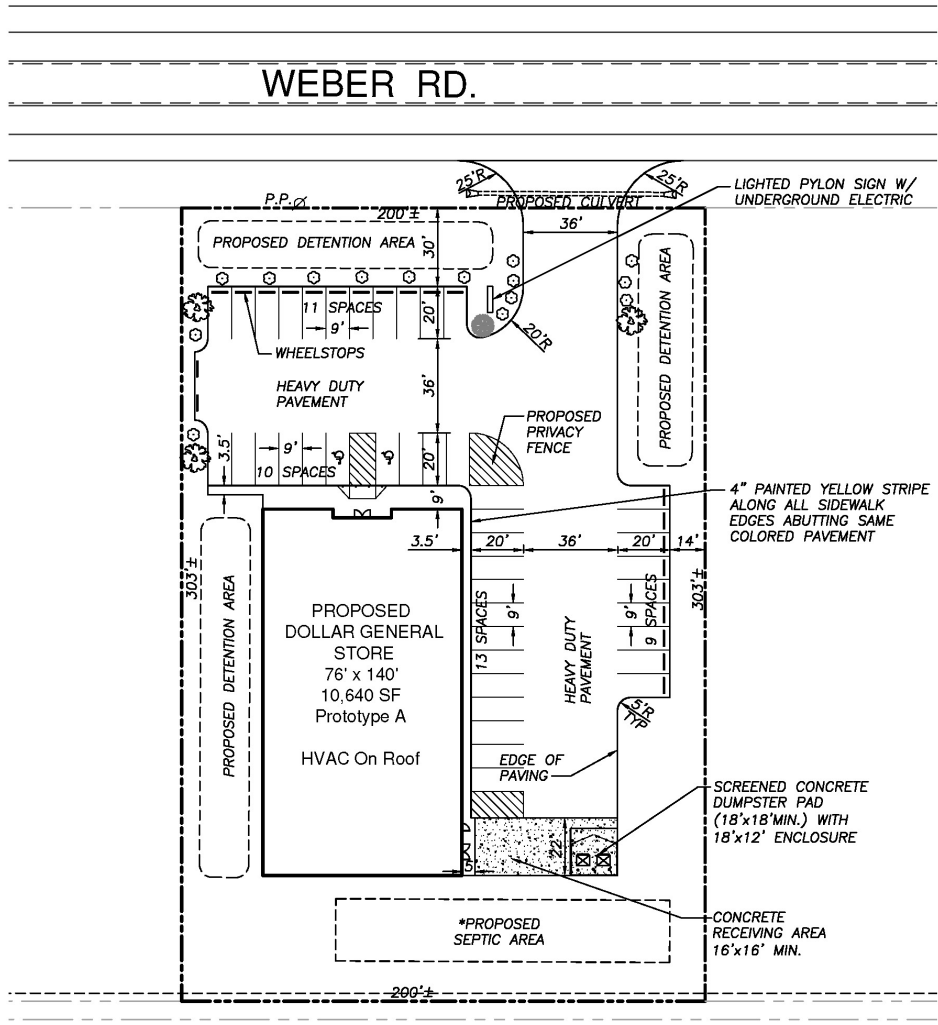
-  Subject Property with 200' buffer
 Owners in favor
 Owners within 200' listed in ownership table
 Owners in opposition



(C) Tentative Site Plan

| | | | |
|-------------------------------|------------------------------|--|---------|
| PRELIMINARY SITE PLAN | | CITY, STATE - STREET: CORPUS CHRISTI, TX | |
| PROTOTYPE: 10640-A | DEVELOPER: | DESIGNER: | DATE: |
| BLDG/SALES SF: 10,566 / 8,522 | COMPANY: OVERLAND GROUP, LLC | COMPANY: OVERLAND ENGINEERING, LLC | 2/17/26 |
| ACREAGE: ±1.39 | NAME: SID AULTMAN | NAME: ERIC OBERDORF | |
| PARKING SPACES: 43 | PHONE #: 205-995-2990 | PHONE #: 417-256-8150 | |

| | |
|--|-----------|
| PARKING SPACES REQUIRED BY CODE: 1/250 sf GFA = 43 | |
| CONCRETE AREA: | 22,730 SF |
| SIDEWALK AREA: | 1,380 SF |
| DRIVEWAY APRON: | 915 SF |
| RETAINING WALL: | 0 LF |
| PRIVACY FENCE: | 0 LF |
| PARKING OVER 30 SP: | 2,340 SF |
| ASPHALT AREA: | 0 SF |



* SUGGESTED LOCATION ONLY, SUBJECT TO LOCAL AUTHORITY APPROVAL

NOTE: LANDSCAPING SHOWN IS BASED ON LOCAL ORDINANCE INTERPRETATION ONLY.



SCALE = NTS

(D) Surrounding Properties Notification Roaster

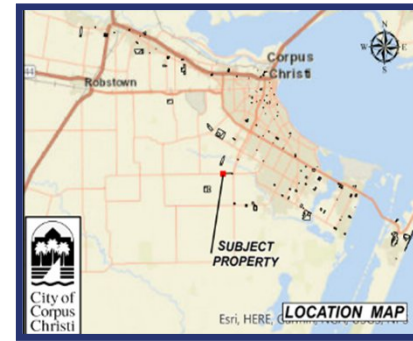
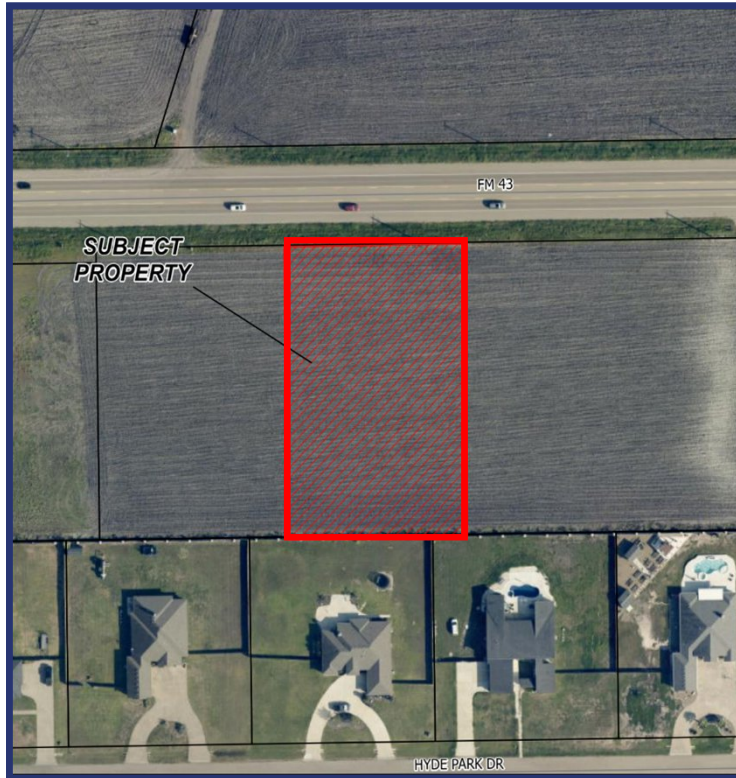
| FID | TAXID | NAME | LEGAL DESCRIPTION | CASE | AREA | PERCENT AREA |
|-----|--------------|-----------------------------------|--|---------|-------------|--------------|
| 1 | | Renee Couture | Renee Couture/ City of Corpus Christi Public Works | ZNA9296 | 67246.13786 | 32.67836924 |
| 2 | 453900010050 | CORONADO MANUEL JULIO & | LONDON VILLAGE BLK 1 LOT 5 | ZNA9296 | 2168.655741 | 1.053861436 |
| 3 | 453900010020 | NEUMAN NICK A & SAMANTHA P NEUMAN | LONDON VILLAGE BLK 1 LOT 2 | ZNA9296 | 23379.38534 | 11.36124657 |
| 4 | 453900010040 | PANGCHAL AMI & SP SNEHAL | LONDON VILLAGE BLK 1 LOT 4 | ZNA9296 | 36318.32247 | 17.64894203 |
| 5 | 453900010030 | SUTTON MICHAEL & WF MELISSA | LONDON VILLAGE BLK 1 LOT 3 | ZNA9296 | 40970.0411 | 19.90945151 |
| 6 | 425000004710 | THE LONDON PROPER LLC | LAURELES FARM TRACTS 89.904 ACS OUT OF TR 7 SEC D | ZNA9296 | 1636.646784 | 0.795330903 |
| 7 | 425000004100 | THE LONDON PROPER LLC | LAURELES FARM TRACTS 298.57 ACS OUT TRS 9,11 &12 SEC D | ZNA9296 | 34062.67804 | 16.55280831 |



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

**ZN9296
WEBER CROSSTOWN
HIGHWAY PROP LLC**

Weber Crosstown Highway Prop, LLC District 3 (Upon Annexation)

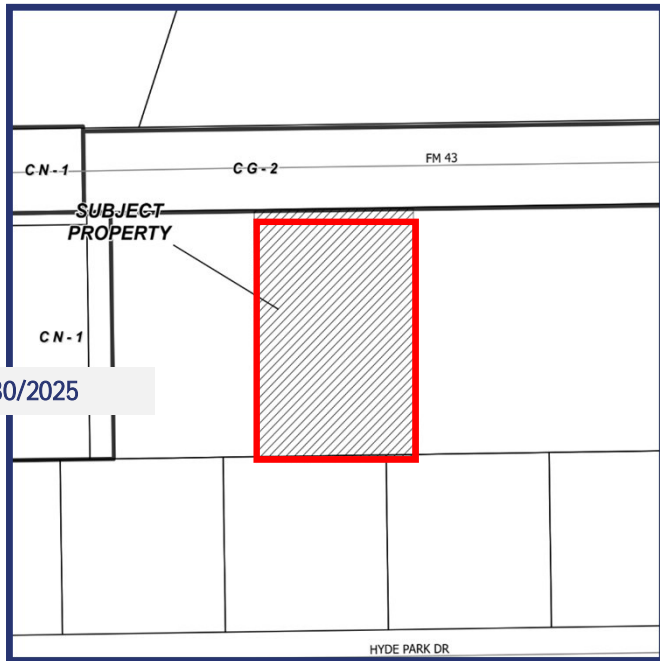


Rezoning a property at or near
FM-43 (Farm-to-Market Road 43/Weber Road)
& CR-47 (County Road 47)
From the "FR" Farm Rural District
(Upon Annexation)
To the "CN-1" Neighborhood Commercial District



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Zoning and Land Use



Proposed Use:

To allow for retail development.

Area Development Plan:

London Area, Adopted on (March 17, 2020).

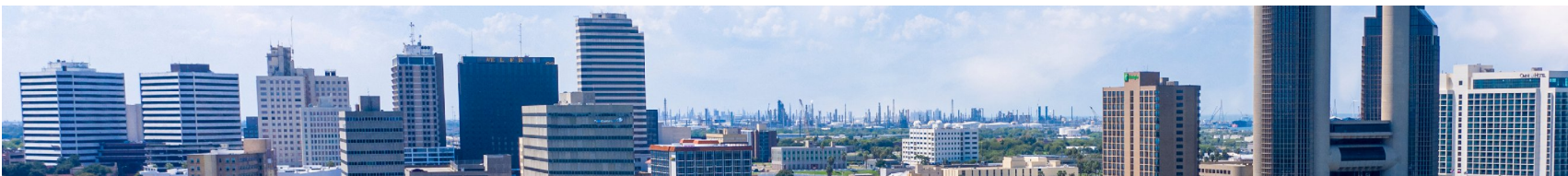
Designated Future Land Use:

Commercial

Existing Zoning District:

“OCL”

| | Existing Land Use | Zoning District |
|-------|--------------------|------------------------------|
| Site | Agricultural | “OCL” Outside City Limits |
| North | | |
| South | Residential Estate | |
| East | Agricultural | |
| West | | |

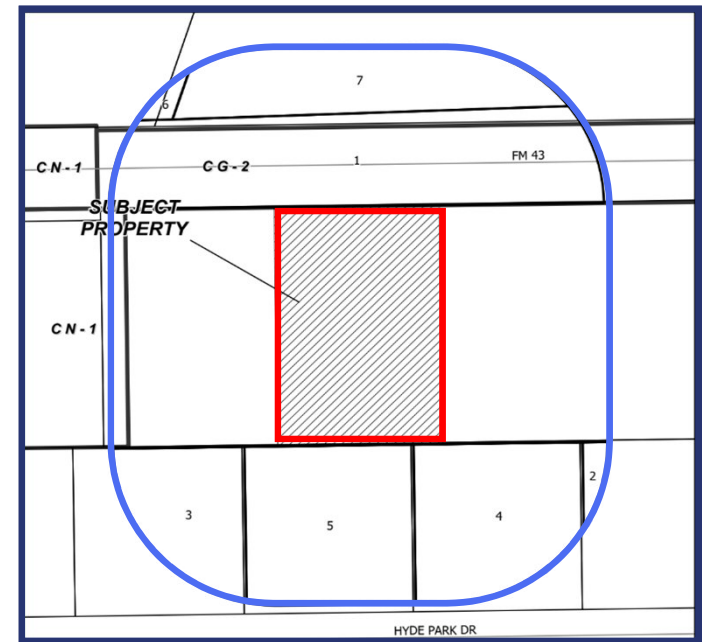


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

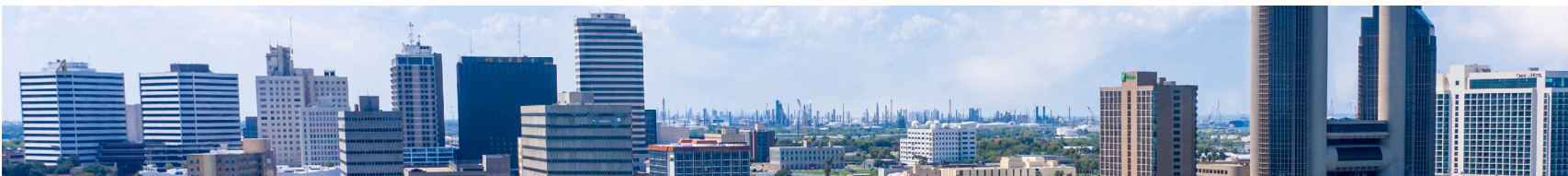
Public Notification

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

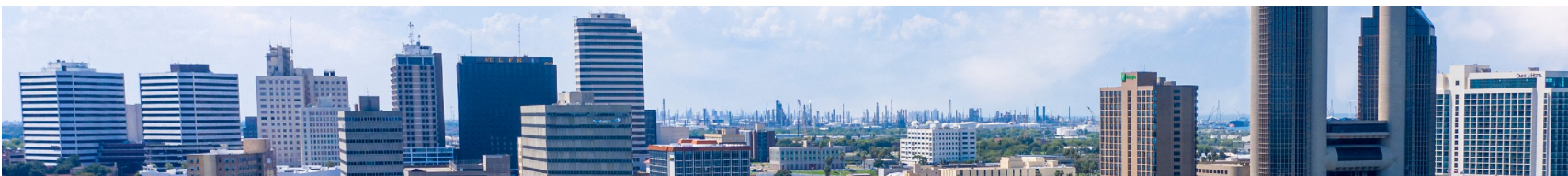
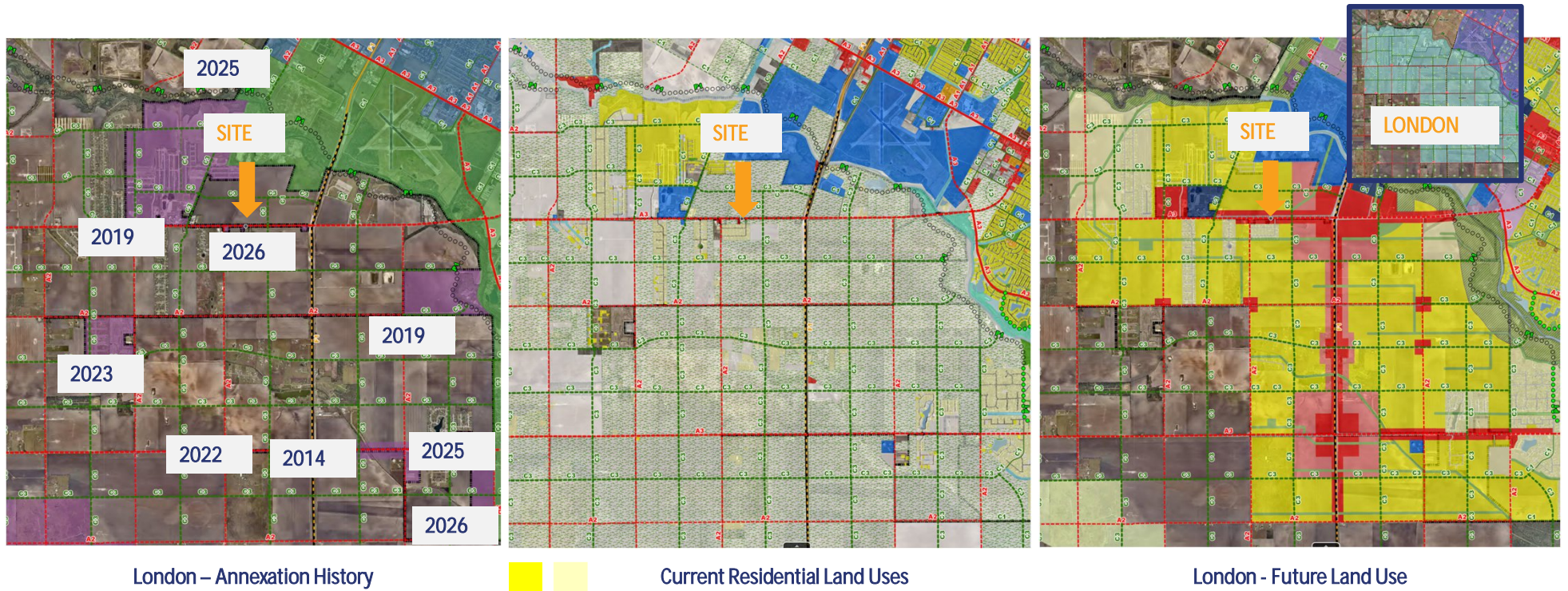
- Notification Area
- X Opposed: 0 (0.00%)
 Separate Opposed Owners: (0)
- O In Favor: 0 (0.00%)



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

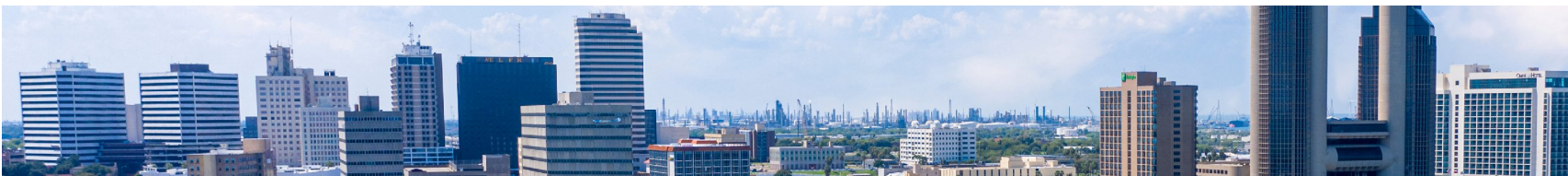


Annexation & Future Land Use



CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Recent Rezoningings

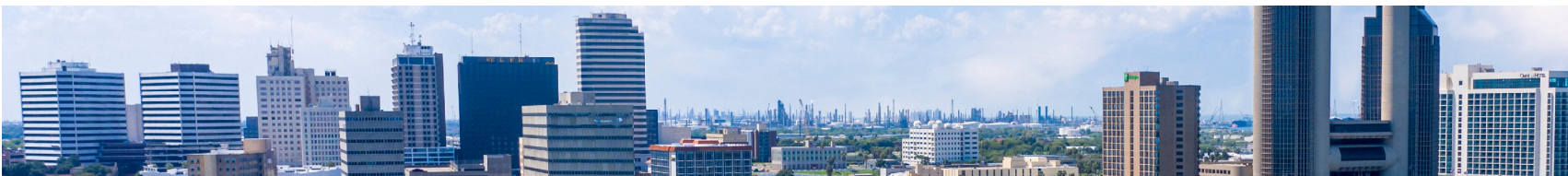


CITY OF CORPUS CHRISTI
**DEVELOPMENT
SERVICES**

Analysis & Recommendation

- The proposed amendment is consistent with the City of Corpus Christi Comprehensive Plan and aligns with the Future Land Use Map (FLUM) designation of Commercial.
- The proposed amendment is compatible with existing zoning and conforming uses of the surrounding area.
- The property proposed for rezoning is suitable for the uses permitted within the requested zoning district. The rezoning represents a logical and necessary step in the area's evolution and will not compromise the desirable character of the community at this location.

**STAFF RECOMMENDS APPROVAL
FROM THE "FR" FARM RURAL DISTRICT,
UPON ANNEXATION,
TO THE "CG-2" GENERAL COMMERCIAL DISTRICT**



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Thank you!

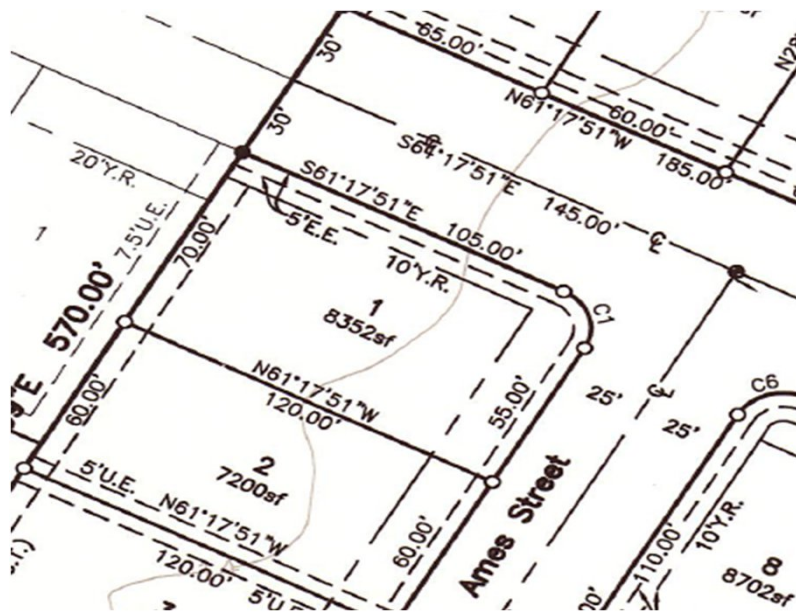


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Platting Process

Planning Commission, June 24, 2026

What is a Plat?

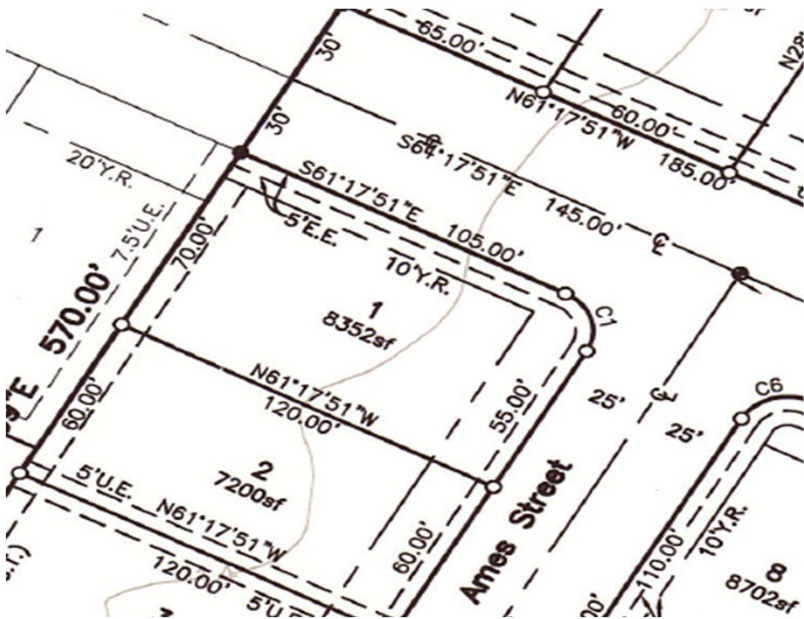


- A professionally drafted map that creates the location and boundaries of individual parcels of land, subdivided into lots, and creates streets, alleys, and utility easements provided for public use.
- The land is given a legal description, that is, a subdivision name, with block numbers and lot numbers (for example, “Oleander Subdivision, Lot 2, Block 1, Nueces County, Texas”).
- The legal description is unique to the particular lot and is used to describe that specific land in legal documents, such as deeds, for purposes of buying and selling the land, and in mortgages, to use the land as collateral to borrow money.

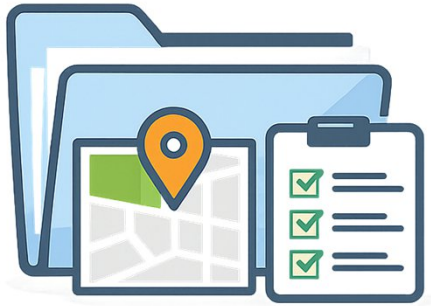


Why Plat?

- Ensure compliance with State Law
- Ensure compliance with the UDC
- Establish legal lots and infrastructure
- Protect public health, safety, and welfare



Plat Classification

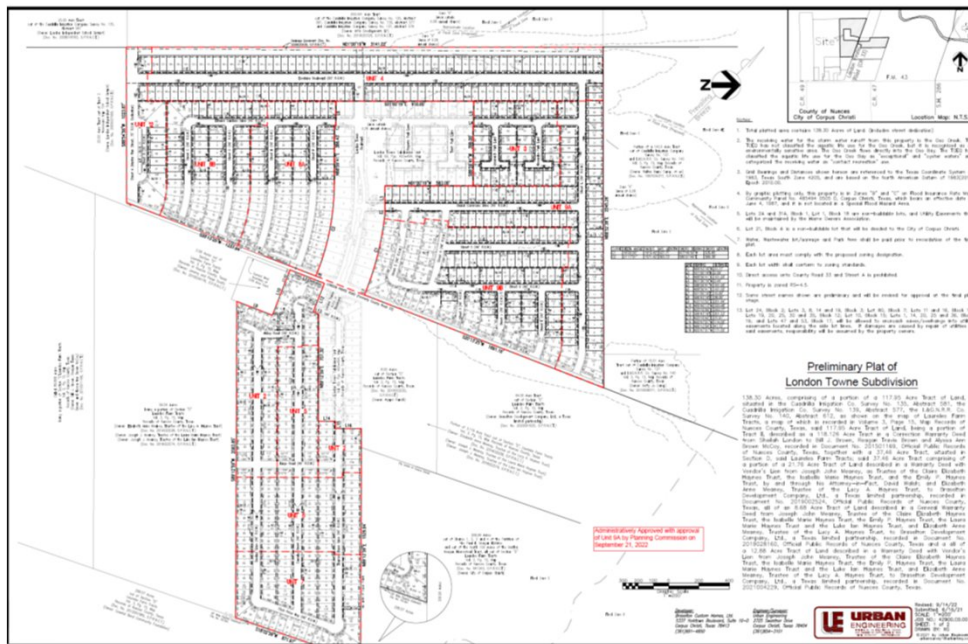


Plat Classification

- Master Preliminary Plat
- Preliminary Plat
- Final/Replat
- Minor / Amending / Vacating



Master Preliminary Plat



- Entire Development
Example: London Towne
- All phases / units shown
- Sequence of phases and progress to completion
- Outline of roads and utilities



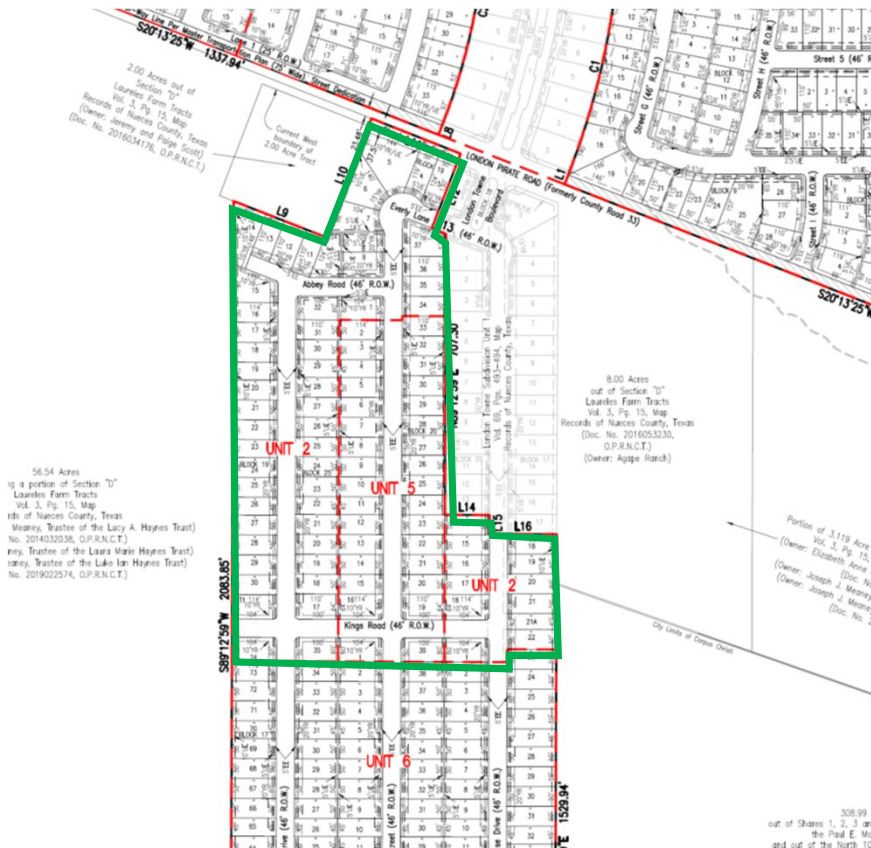
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Preliminary Plat

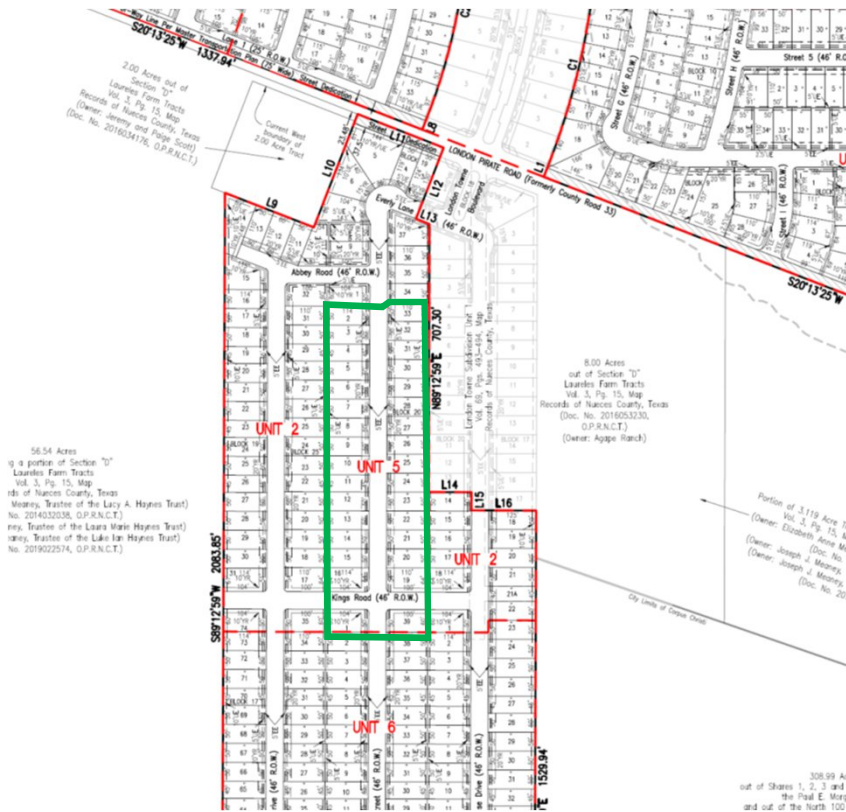
- Next level of scale in platting process.
- Cluster of phases / units shown.
- Design of infrastructure, including roads, drainage, and utilities.
- Demonstrate consistency with utility master plans.



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Final Plat



- Final level of scale in platting process.
- Typically, only one unit will be shown.
- Demonstrate consistency with master preliminary and preliminary plats.
- Plans for public improvements are submitted for review.



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Administrative Plats



- **Minor, Amending, & Vacating Plats:** May be approved administratively by Staff

Minor Plats: (combining lots): any plat of 6 or fewer lots fronting on an existing street and not requiring the creation of any new street or extension of municipal facilities and not increasing the number of lots.

Amending Plats: any plat meeting Tex. Local Gov't Code §212.016, for example:

- Relocating one or more lot lines between one or more adjacent lots, & not increasing the number of lots
- The amendment does not create or require creation of a new street or make necessary the extension of municipal facilities
- The plat does not attempt to remove a covenant or restriction



Platting Process



The Platting Process in Six Steps

- Application Intake
- Technical Review (TRC)
- Staff Recommendation
- Planning Commission Action
- Mylar & Signatures
- Recording



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Step 1: Application Intake



Submit. Check. Start the Clock.

- Plat + required documents submitted
- Completeness review
- State 30-day clock begins (if selected)



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Step 2: Technical Review (TRC)



All Departments. One Review.

- Engineering
- Traffic Engineering
- CCW
- Public Works
- Parks
- Outside Agencies

What Happens:

- Comments issued (Clock Stops)
- Applicant revises
- Staff verifies corrections
- If revisions are correct, Staff schedules for PC



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Step 3: Staff Recommendation



Compliance Determined Here.

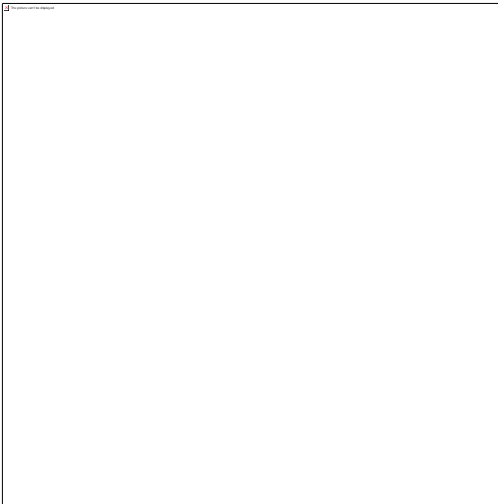
- UDC + State Law compliance check
- Staff report prepared

Recommendation finalized

- Approve
- Approve with Conditions
- Deny (if noncompliant)



Step 4: Planning Commission



PC's Role: Confirm Compliance.

- Staff presentation
- Applicant presentation
- Commissioner questions

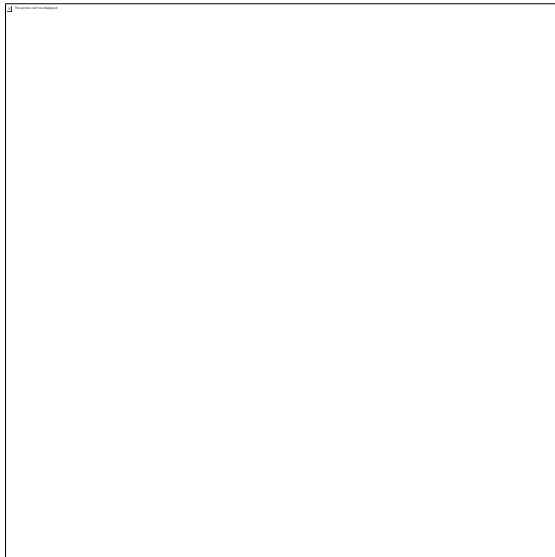
Ministerial vote

Approve
Approve with Conditions
Deny (if noncompliant)



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Step 5: Final Drawing



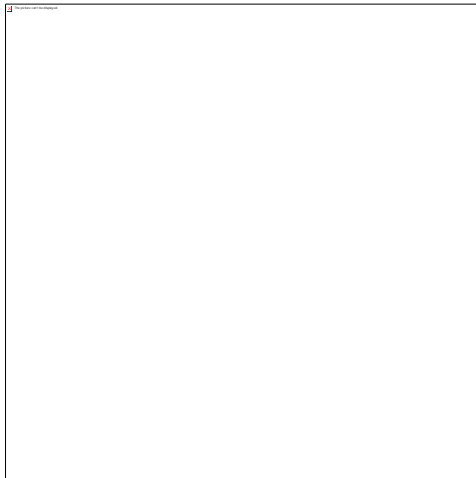
Final Document. Final Signatures.

- Applicant submits final plat drawing
- City signatures collected
- Conditions satisfied
- Fees Paid



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Step 6: Recordation



Plat Becomes Official.

- Recorded with Nueces County
- Lots become legal parcels
- PI construction has been completed and accepted



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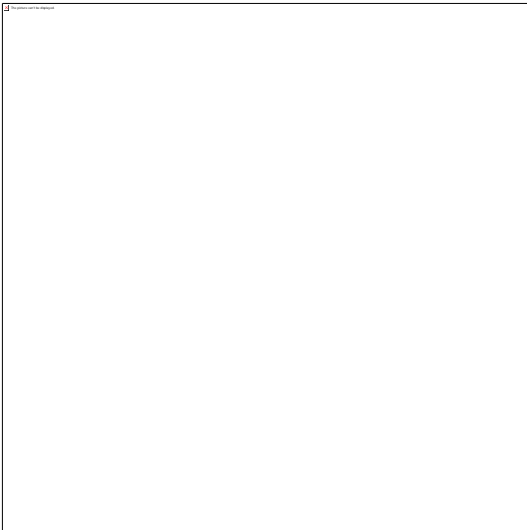
Plat Waivers

- Streets
 - Half Streets
 - Total ROW (Picture Court)
 - Construction (Graham Road)
- Sidewalks/Multi-use/Bike trails/etc...
- Wastewater



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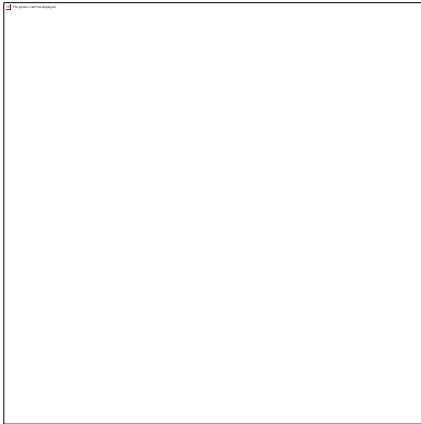
Time Extensions and Plats



- Once the Planning Commission approves a final plat, that plat is good for 12 months, and within that time, the applicant must confirm that necessary utilities and public improvements are in place and pay fees. Then, the plat is recorded (filed) at the County Clerk's Office.
- Construction of Public Improvements (if necessary) occurs at this step.
- Plats are submitted with final plats and incur a separate review.



The Big Picture



Majority of steps are City Staff led.

- Staff review
- Technical compliance
- Legal processing
- Recording

Remember:

Platting is a ministerial process. If a plat meets the standards, it must be approved. Your role is to confirm compliance — not to decide land use or project desirability.



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Thank you!