



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Agenda - Final

Planning Commission

Wednesday, March 19, 2025

5:30 PM

Council Chambers

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

- I. **Call to Order, Roll Call**
- II. **PUBLIC COMMENT:** Citizens will be allowed to attend and make public comments in person at City Planning Commission meetings. The public is invited to speak on any agenda item and any other items that pertain to the Planning Commission. Comments are limited to three minutes. If you choose to speak during this period, you will not be allowed to speak again when the specific item is being considered in order of the agenda. Electronic media that you would like to use may only be introduced into the City system IF approved by the City's Communications Department at least 24 hours prior to the Meeting. Please contact IT at 826-3211 to coordinate.
- III. **Approval of Absences: Commissioner Miller and Mandel.**
- IV. **Approval of Minutes: March 5, 2025 DRAFT Meeting Minutes**
 1. [25-0370](#) Planning Commission Meeting Minutes DRAFT March 5, 2025
Attachments: [3-5-25 PC Meeting Minutes DRAFT](#)
- V. **Consent Public Hearing: Discussion and Possible Action**

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 In any event, the item or items will immediately be withdrawn for individual consideration in its normal sequence

after the items not requiring separate discussion have been acted upon. The remaining items will be acted upon by one vote.

A. Plats

2. [25-0363](#) PL 8577
Ralph W. Leonard Subdivision Block C Lot 12-D-1 (Replat of 0.20 Ac.)
Location: West side of Leonard St. south of Leopard St.
Attachments: [PL8577CoverTabReplat](#)
[PL8577ClosedDocReport](#)
[PL8577approvedPlat](#)
3. [25-0364](#) PL 8597
Lake View Acres Block 1 Lots 14A & 14B (Replat of 3.19 Ac)
Location: Corner of Williams Dr. and Rodd Field Rd.
Attachments: [PL8597LakeViewAcresB1L14A14B](#)
[PL8597ClosedDocReport](#)
[PL8597ApprovedPlat](#)
4. [25-0365](#) PL8609 - Conditional Approval
Smith Addition Block 1 Lot 1 (Final Plat of 0.90 Ac.)
Located: South of Purdue Rd. and west of Ollie Dr.
Attachments: [PL8609SmithAddCondApproval](#)
[PL8609ClosedDocReport](#)
[PL8609UpdatedPlat](#)

B. Time Extension

5. [25-0366](#) PL8203 - First Request for a 12 Month Extension
Hakuna Matata Park Block1 Lot 1 Final Plat of 74.72 Ac.
Located: North of Old Brownsville Rd and east of Old Brownsville Rd./Saratoga Blvd. intersection.
Attachments: [PL8203HakunaMatata12monthplatext.](#)
[PL8203HakunaMatataApprovedPlat.](#)
[PL8203PlatExtensionRequest](#)

VI. Public Hearing: Discussion and Possible Action

The following Public Hearing items will be considered individually

C. Construction Waiver

6. [25-0381](#) Mirabella Subdivision Request for a Plat Waiver for half street construction for County Road 22 on the Urban Transportation Plan
Attachments: [Mirabella Half Street Waiver Memo](#)

[Mirabella Half Street Waiver PPT](#)

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 Robert Kurtz, at 361-826-3112 or robertk3@cctexas.com, no later than 48 hours prior to this meeting so that appropriate arrangements can be made.



City of Corpus Christi

1201 Leopard Street
Corpus Christi, TX 78401
cctexas.com

Meeting Minutes - Draft

Planning Commission

Wednesday, March 5, 2025

5:30 PM

Council Chambers

I. Call to Order, Roll Call

Chairman York called the meeting to order at 5:40 p.m. and a quorum was established to conduct the meeting with Commissioners Miller and Mandel absent.

II. PUBLIC COMMENT: NONE

III. Approval of Absences: NONE

IV. Approval of Minutes

Commissioner Munoz made a motion to approve the February 19, 2025, meeting minutes as presented by staff, seconded by Commissioner Hedrick. The vote: All Aye. The motion passed

1. [25-0304](#) Planning Commission Meeting Minutes DRAFT February 19, 2025

V. Consent Public Hearing: Discussion and Possible Action

Andrew Dimas, Planning Manager, Development Services, read Consent Items A and B into the record. The plats satisfy all requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Item B, Zoning, satisfies all requirements and staff recommends approvals.

After the staff presentation, the floor was opened for Commissioner comments/questions. Commissioner Hedrick had a procedural question regarding Item #4. Staff answered the Commissioner's questions. Chairman York made a brief comment clarifying the order in which the zoning comes into play.

Vice Chairman Cynthia Salazar-Garza asked a question about Item #5 regarding the special permit and storage for a contractor shop. Commissioner Munoz added to the Vice Chairman's question about the length of time before the permit is lost. Staff answered both of the Commissioner's questions.

Commissioner Hedrick inquired about the special use permits and the conditions related to them and how those special conditions are enforced. Staff satisfactorily answered the question.

Having all of the Commissioner's questions answered, Chairman York opened the public hearing for items 2, 3, 4, 5, and 6. There being no public comment, Chairman York closed public hearing.

Vice Chairman Cynthia Salazar-Garza made a motion to approve items 2, 3, 4, 5, and 6 as presented by staff. Commissioner Teichelman seconded. The Vote: All Aye. The motion passed.

A. Plats

2. [25-0300](#) PL8603
Steele's Addition Block 12 Lot 63R and Lot 69R (Replat of 0.71 Ac.)
Located North of Ruth St. and West of Harmon St.
3. [25-0315](#) PL 8360
Rolling Acres Subdivision No. 2 Block 1 Lots 5A & 5B (Replat of 0.60 Ac.)
Location: Corner of Leopard Street and Rolling Acres Dr.

B. New Zoning

4. [25-0310](#) Zoning Case No. ZN8481, Texas Lone Star Abstract & Title Investments Group, LLC. (OCL) (District 3, upon annexation). Ordinance rezoning a property at or near CR 47 and FM 43 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).
5. [25-0311](#) Zoning Case No. ZN8561, ADR Investments, LLC. (District 4). Ordinance rezoning a property at or near 820 Naval Air Station (NAS) Drive from the "CG-1" General Commercial District to the "CG-1/SP" General Commercial District with a Special Permit; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).
6. [25-0312](#) Zoning Case No. ZN8584, Daovone Xayasene (District 1). Ordinance rezoning a property at or near 2828 Ruth, 2830 Ruth, and 2816 Ruth Street from the "RS-6" Single-Family 6 District and the "CG-2" General Commercial District to the "RM-3" Multifamily District; providing for a penalty not to exceed \$2,000 and publication. (Staff recommends approval).

VII. Director's Report: None

Commissioner Hedrick asked staff about clarification on recusals as to whether commissioners need to step in the back or not. Staff stated that the rule applies to

Boards and Commissions and not Councils.

VIII. Future Agenda Items: None

IX. Adjournment

There being no further business to discuss, the meeting was adjourned at 5:52 p.m.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 19, 2025**

PROJECT: PL 8577

Ralph W. Leonard Subdivision Block C Lot 12-D-1 (Replat of 0.20 Ac.)

Location: West side of Leonard St. south of Leopard St.

Zoned: RS-6

Owner: Rodney Sanchez

Surveyor: Victor Medina Surveying

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



Merged Document Report

Application No.: PL8577

Description :	
Address :	4325 LEONARD CORPUS CHRISTI TX 78410
Record Type :	PLAT

Submission Documents:

Document Filename
Rodney Utilities (Stamped) (21 OCT 2024)_01.pdf
4325 Leonard Drive (Scan 1) (06 MAR 2025)_01.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Bria Whitmire	briaw@cctexas.com	361-826-3268
Mikail Williams	MikailW@cctexas.com	
Justin Phung	justinp2@cctexas.com	361-826-1896

[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
13	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No E. Public open space:No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
1	P001	Note	Mark Zans : LD	Closed	This plat is a replat of the properties.	
2	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/19/2025 The deadline for revisions to be submitted is 3/10/2025.	
3	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
5	P001	Note	Mark Zans : LD	Closed	Change all year references to 2025.	
6	P001	Note	Mark Zans : LD	Closed	Change owner name in notary certification.	
7	P001	Note	Mark Zans : LD	Closed		
8	P001	Callout	Mark Zans : LD	Closed	Change Al Raymond name to Michael Dice.	
9	P001	Callout	Mark Zans : LD	Closed	Change chairman name to Michael York	
10	P001	Note	Mark Zans : LD	Closed	Dimension half street ROW along Leonard Dr.	
17	P001	Note	Mark Zans : LD	Closed	traffic comments: Informational only. 1□Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2□Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and curb and gutter. The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.)	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>3□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 and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>4□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>5□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>6□Informational:□Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>7□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or $PCI \geq 80$) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or $PCI < 80$) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	

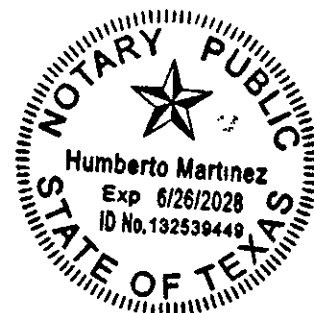
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
14	P001	Note	Justin Phung : STREET	Closed	PW STR: A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal 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.	
15	P001	Note	Justin Phung : 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.	
16	P001	Note	Justin Phung : STREET	Closed	PW STR: Please refer to the City of Corpus Christi Rapid Pavement Program (RPP) page for any potential streetwork that may interfere with construction. Please note, projected street construction years are subject to change.	
11	P001	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
12	P001	Note	Mikail Williams : WTR	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

RODNEY SANCHEZ, HEREBY CERTIFY THAT I AM THE OWNER OF SAID LOT TWELVE-C (12-C) RALPH W LEONARD RESUBDIVISION OF LOT 12, BLOCK C, ANNAVILLE ADDITION NO. 2, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGES 50 MAP RECORDS OF NUECES COUNTY, TEXAS, AND SAID LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FORGOING PLAT, THAT I HAVE HAD SAID LAND SURVEYED AND RESUBDIVIDED 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.


 RODNEY SANCHEZ, OWNER
 STATE OF TEXAS
 COUNTY OF NUECES

THIS THE 4th DAY OF March 2025

Robert Swartz
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

BRIA WHITMIRE P E CFM, CPM
DEVELOPMENT SERVICES ENGINEER

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

MICHAEL DICE
SECRETARY

MICHAEL YORK
CHAIRMAN

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 _____, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M AND DULY RECORDED THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

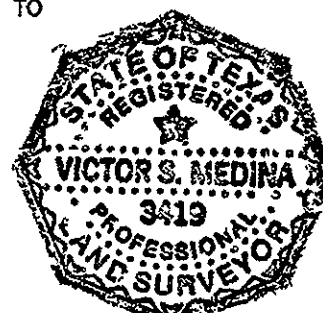
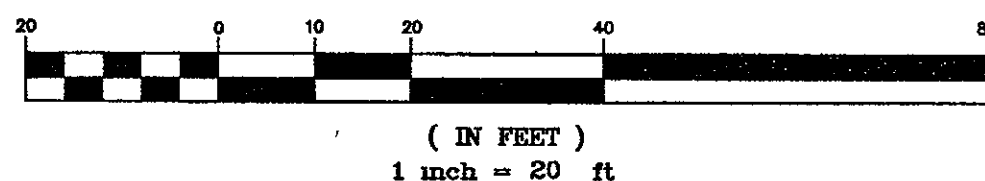
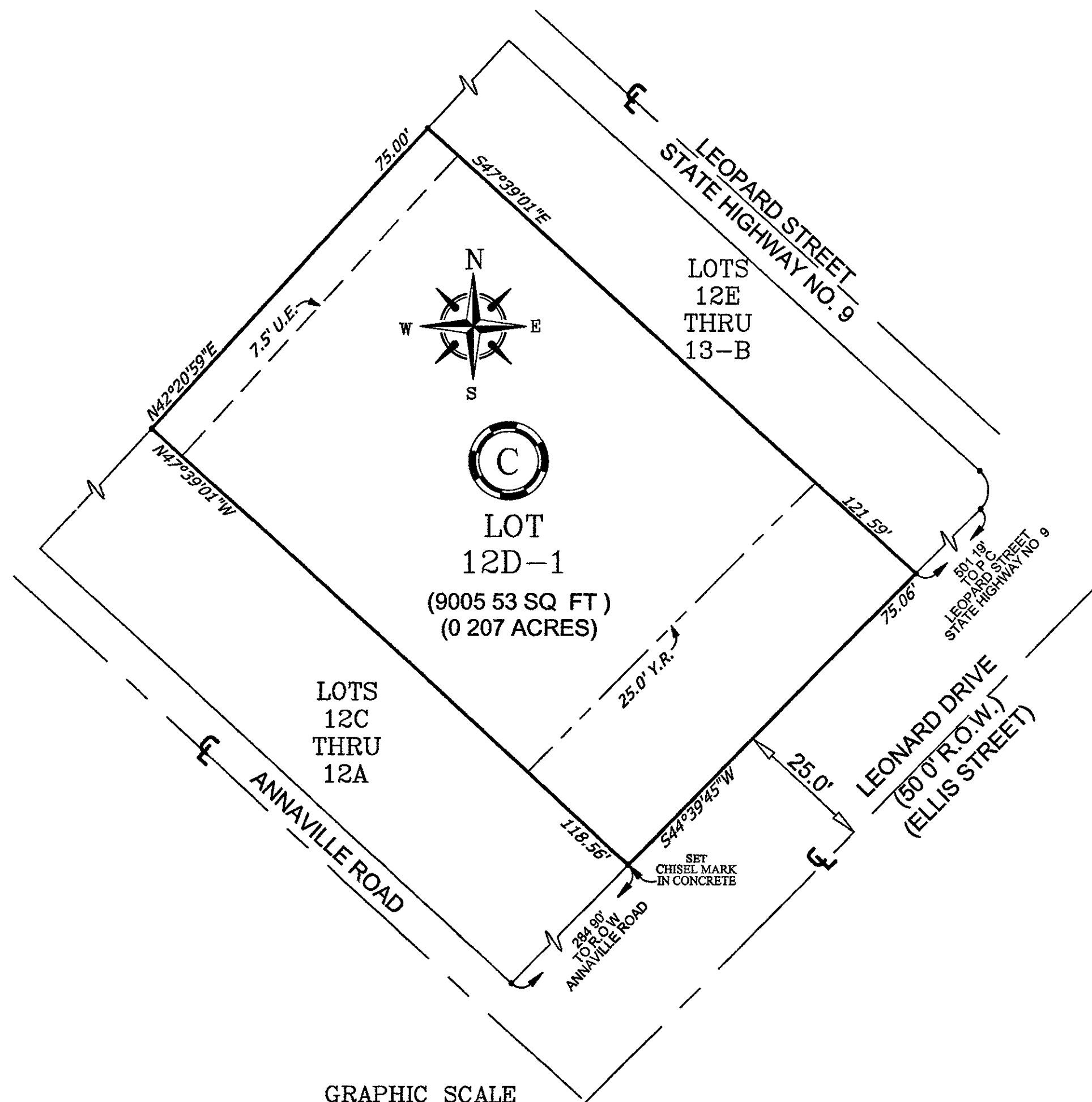
BY _____ DEPUTY

I, VICTOR S MEDINA, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT HE 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


VICTOR S. MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 34

VICTOR S MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR NO 3419

BEING A REPLAT OF LOT 12D, BLOCK C,
RALPH W LEONARD
ANNVILLE ADDITION NO 2
A SUBDIVISION IN THE CITY
OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 19, PAGE 50,
MAP RECORDS OF NUECES COUNTY, TEXAS



4531 AYERS, SUITE 225
CORPUS CHRISTI, TEXAS 78415
PH (361) 877-1255 FAX (361) 993-2955

MARCH 5, 2025



LOCATION MAP
1" = 400'

ROW - RIGHT-OF-WAY

PLAT BOUNDARY

ROAD CENTERLINE

ADJACENT LOT LINE

YARD REQUIREMENT

EASEMENT

- 1 THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI
- 2 THE TOTAL AREA TO BE PLATTED CONTAINS 0.207 ACRE(S) OF LAND INCLUDING ANY DEDICATION
- 3 THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE
- 4 FOUND 5/8" IRON RODS AT ALL LOT CORNERS EXCEPT WHERE NOTED
- 5 GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00 (RECORD BEARING / DISTANCE)
- 6 THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE NUECES RIVER DOWNSTREAM OF THE CALALLEN SALTWATER INTRUSION DAM LOCATED 1.1 MILES FROM NUECES BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THIS SEGMENT OF THE NUECES RIVER AS "HIGH". TCEQ ALSO CATEGORIZED THE NUECES RIVER AS "CONTACT RECREATION" USE.
- 7 BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "X" ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 48355C0280G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- 8 THE RECORD PLAT AND PERMIT APPLICATION WILL BE IN COMPLIANCE WITH THE UNIFORM DEVELOPMENT CODE SECTION (UDC) 4.3.3 RESIDENTIAL DEVELOPMENT STANDARDS.

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 19, 2025**

PROJECT: PL 8597

Lake View Acres Block 1 Lots 14A & 14B (Replat of 3.19 Ac)

Location: Corner of Williams Dr. and Rodd Field Rd.

Zoned: CN-1

Owner: Vaquero Rodd Field Partners L.P.

Surveyor: Urban Engineering

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

**Merged Document Report****Application No.: PL8597**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
P0000000677_20250226_revised.pdf
4. SWQMP.pdf
5. UTILITY MAP.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	

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
1	P001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Director.	
2	P001	Callout	Mark Zans : LD	Closed	Remove red text	
8	P001	Note	Mark Zans : LD	Closed		
9	P001	Note	Mark Zans : LD	Closed	Traffic comments- 1 COMMENT: Proposed driveway access to a public City Street shall conform to access	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2 COMMENT: Proposed driveway(s) on Williams Drive (C3 Primary collector) meet the required minimum corner clearance as per Unified Development Code 7.1.7.D. Minimum Corner Clearance.</p> <p>3 COMMENT: Proposed driveway on Williams Drive (C3 Primary collector) east of Coastal Bend Pain Management meet the required minimum driveway spacing clearance as per Unified Development Code 7.1.7.A. Driveway Spacing</p> <p>4 COMMENT: Proposed driveway(s) on Rodd Field Road (A3 Primary Arterial) meet the required minimum corner clearance as per Unified Development Code 7.1.7D. Minimum Corner Clearance.</p> <p>5 COMMENT: Proposed driveway(s) on Williams Drive C3 Primary collector) & Rodd Field Road (A3 Primary Arterial) meet the required minimum driveway width as per Unified Development Code 7.1.7.E Driveway Width and Curb Return Radii</p> <p>6 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>7 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 and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>8 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:</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>9 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>10 Informational: Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>11 Informational: Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI \geq 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p>	
11	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/5/25. The deadline for revisions to be submitted is 2/24/1025.	
12	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
13	P001	Note	Mark Zans : LD	Closed	: A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
14	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1</p> <p>1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC)</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>2021 and Corpus Christi Water Distribution Standards.</p> <p>2Plat"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3Plat507.5.1 (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.</p> <p>4Infor.507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. The current hydrants located at this intersection are across the street on Williams and Rodd Field and are not accessible. The plan indicates that are hydrant is to be installed on site.</p> <p>5Infor.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 source</p> <p>6Infor.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>7Infor.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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>apparatus access roads are available.</p> <p>8 Infor. 102.1 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> <p>10 Infor. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
15	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2</p> <p>11 Infor. 503.2.1 Dimensions. Fire apparatus access roads around the proposed facility 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>12 Infor. 103.1 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 Infor. "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> <p>14 Infor. Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Curb to curb: 36 ft. 8 in. Wall to wall: 44 ft. 8 in. 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>15 Infor. 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>16 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>17 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>18 Infor. 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>19 Plat Commercial development of the property will require further Development Services review.</p>	
17	Utility Map 1 OF 2	Note	Mikail Williams : WW	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Building permit C225288.	
18	Utility Map 1 OF 2	Note	Mikail Williams : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	

STATE OF TEXAS
COUNTY OF TARRANT

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

THIS THE _____ DAY OF _____, 20____.

BY: VAQUERO RODD FIELD PARTNERS, LP

BY: VAQUERO VENTURES MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: _____
W.A. LANDRETH, MANAGER

STATE OF TEXAS
COUNTY OF TARRANT

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, SAUL V. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR URBAN ENGINEERING, 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 HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS _____ DAY OF _____, 2025

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

STATE OF TEXAS
COUNTY OF NUECES

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

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

STATE OF TEXAS
COUNTY OF NUECES

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

MICHAEL DICE
DIRECTOR

MICHAEL YORK
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

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

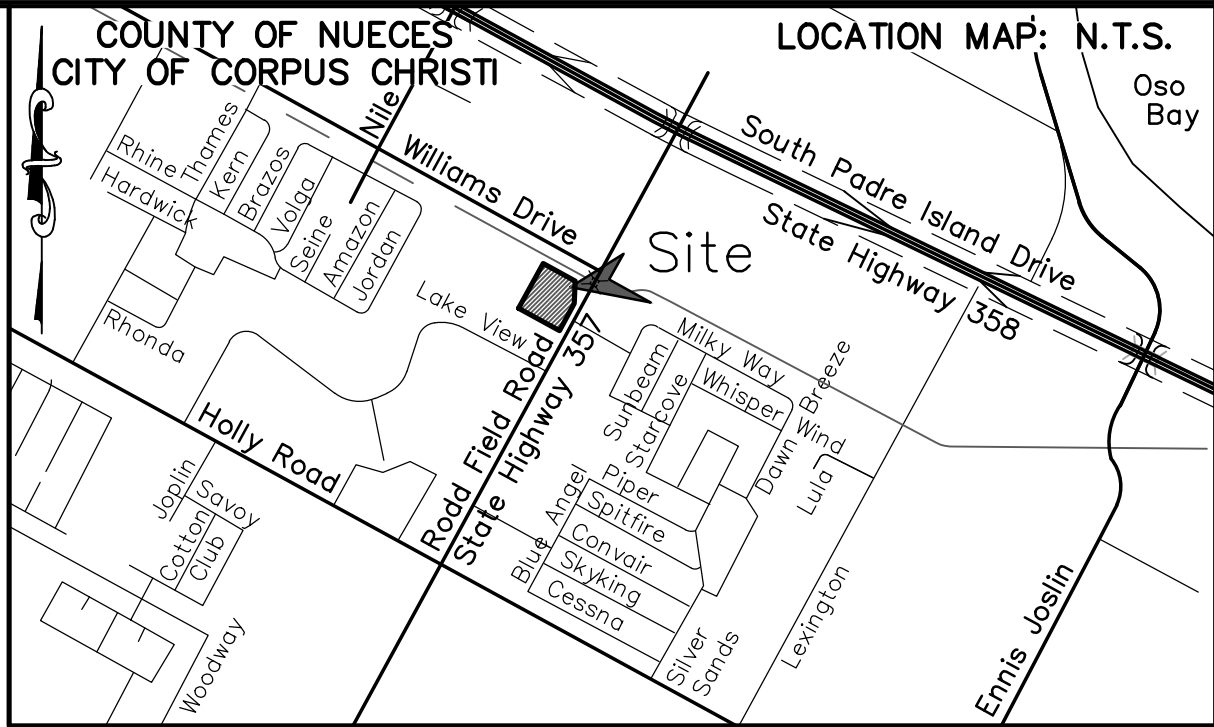
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat of
Lake View Acres
Block 1, Lots 14A and 14B

BEING A RE-PLAT OF LOT 14, BLOCK 1, LAKE VIEW ACRES, A MAP OF WHICH IS RECORDED IN VOLUME 14, PAGE 47, MAP RECORDS OF NUECES COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF CORPUS CHRISTI BY DEED DATED OCTOBER 26, 1966 AND RECORDED IN VOLUME 1124, PAGE 200, DEED RECORDS NUECES COUNTY, TEXAS.



Urban | **DCCM**

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

LEGEND:

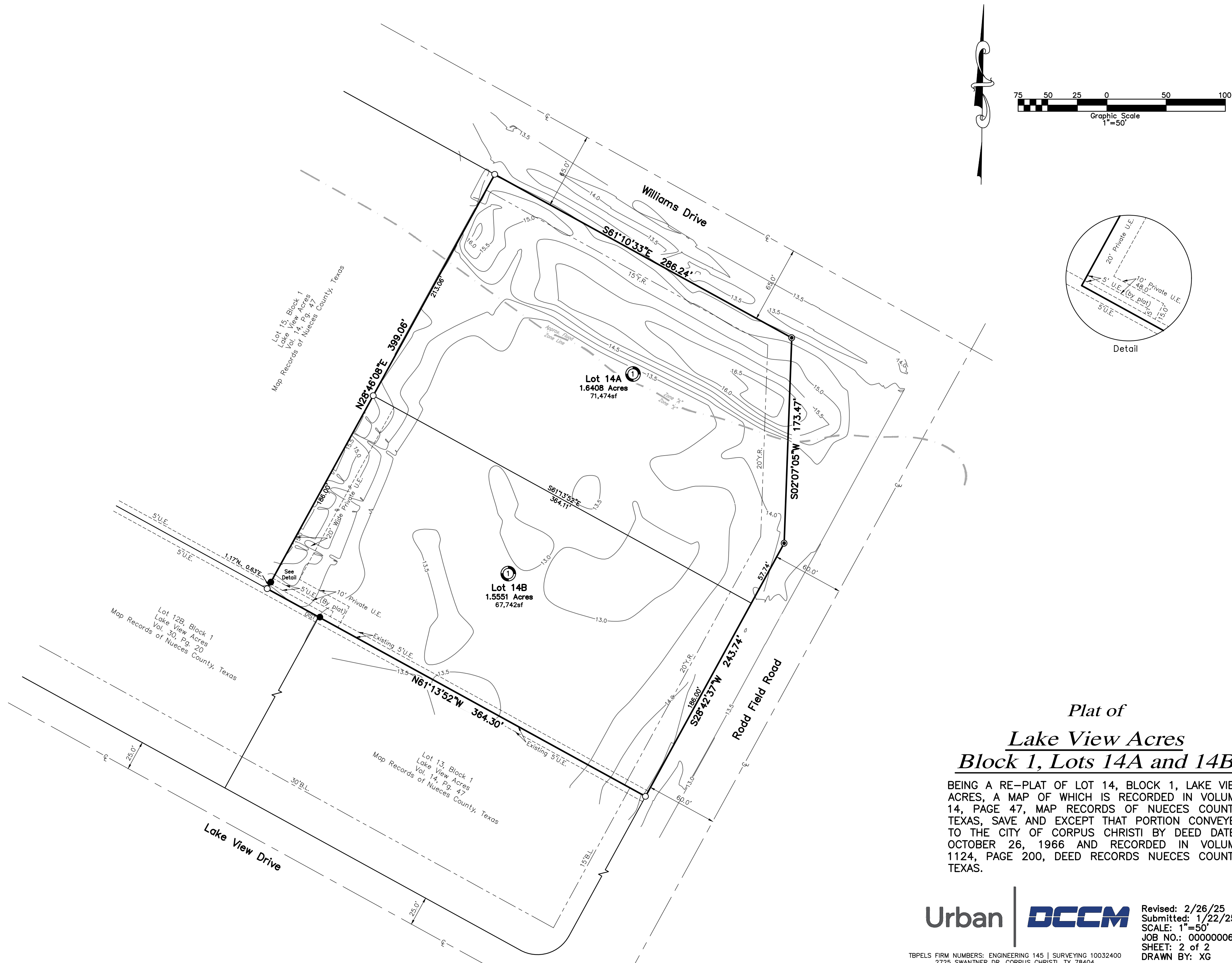
_____	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
_____ - - _____	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
_____	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
_____ - - - _____	YARD REQUIREMENT	VOL.	VOLUME
- - - - -	EASEMENT	PG.	PAGE
●	FOUND TxDOT MONUMENT (TYPE II)	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
●	FOUND 5/8 INCH IRON ROD	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
DIST ●	FOUND 5/8 INCH IRON ROD (DISTURBED)		
○	SET 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN DCCM"		

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS CURRENTLY ZONED "CN-1" NEIGHBORHOOD COMMERIAL.
3. THE TOTAL AREA TO BE PLATTED CONTAINS 3.196 ACRES.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN|DCCM" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
7. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". THE TCEQ ALSO CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "A" AND ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0530G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
9. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEOID 12A.

Revised: 2/26/25
Submitted: 1/22/25
SCALE: None
JOB NO.: 0000000677
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com



Urban | **DCCM**

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

Revised: 2/26/25
Submitted: 1/22/25
SCALE: 1"=50'
JOB NO.: 0000000677
SHEET: 2 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com

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

March 19, 2025

PROJECT: PL8609 - Conditional Approval

NAME OF PLAT: Smith Addition Block 1 Lot 1 (Final Plat of 0.90 Ac.)

Located: South of Purdue Rd. and west of Ollie Dr.

Zoned: RS-6

Owner: Joel and Debra Smith

Surveyor: Brister Surveying

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

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



Merged Document Report

Application No.: PL8609

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Utility Plan Updated 2-26.pdf
Updated Plat 3-3.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
John Gonzales	JGonzalez@cctexas.com	

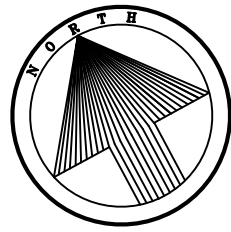
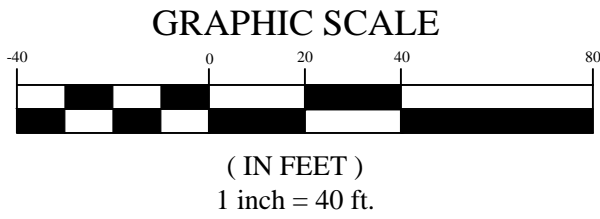
[General Comments](#)

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
12	P001	Note	Alex Harmon : DS	Open	<p>3/4/25 UPDATE: Provide recorded doc # for offsite U.E. extension and obtain encroachment agreement for wastewater service connection.</p> <p>Show how property will connect to sewer system and provide public improvement plans. If site is currently on septic system provide signature block for health department on plat.</p>	
1	P001	Note	Mark Zans : LD	Closed	Place block number in lot.	
2	P001	Note	Mark Zans : LD	Closed	<p>Fire com1□Plat□Review based upon construction of a single family home.</p> <p>2□Infor.□Fire Hydrant is within acceptable distance.</p> <p>3□Infor. □A struture exists on the property that is approximately 218 feet from the Perdue.</p> <p>4□Infor.□ There is a potential that the residence could be constructed with an exceptionally long drive-way. It is imperative that a fire apparatus be able to reach a home with fire attack lines of 150 ft. in length. The comments below are cited only as a precaution that the drive to the home is within acceptable limits.</p> <p>5□Infor.□The rear portion of the home should not be more than 150 ft. from a paved surface capable of meeting the following requirements:</p> <p>6□Infor.□503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet,</p> <p>7□Infor.□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					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. 8 Infor. 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. ments-	
3	P001	Note	Mark Zans : LD	Closed	Plat is a Final plat.	
4	P001	Note	Mark Zans : LD	Closed	Plat is a Public notice PC plat).	
5	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 3/5/25). The deadline for revisions to be submitted is 2/24/25.	
6	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
10	P001	Note	Mark Zans : LD	Closed		
14	P001	Note	Mark Zans : LD	Closed	Park comments-Inofrmational only 1 Residential unit x 462.50 = Park fee: \$462.50	
7	P001	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
13	P001	Note	John Gonzales : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). All wastewater improvements to be address during Public Improvements Phase.	



PLAT OF SMITH ADDITION BLOCK 1, LOT 1

BEING A REPLAT OF A 0.904 ACRE TRACT OUT OF LOT 22, SECTION 49, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS SHOWN ON A MAP RECORDED IN VOLUME "A", PAGES 41 - 43, MAP RECORDS OF NUECES COUNTY, TEXAS AND BEING THE SAME TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016042895, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

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

JOEL SMITH,
OWNER

DEBRA SMITH,
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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

STATE OF TEXAS
COUNTY OF NUECES

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

MICHAEL YORK
CHAIRMAN

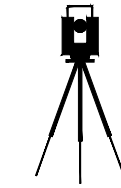
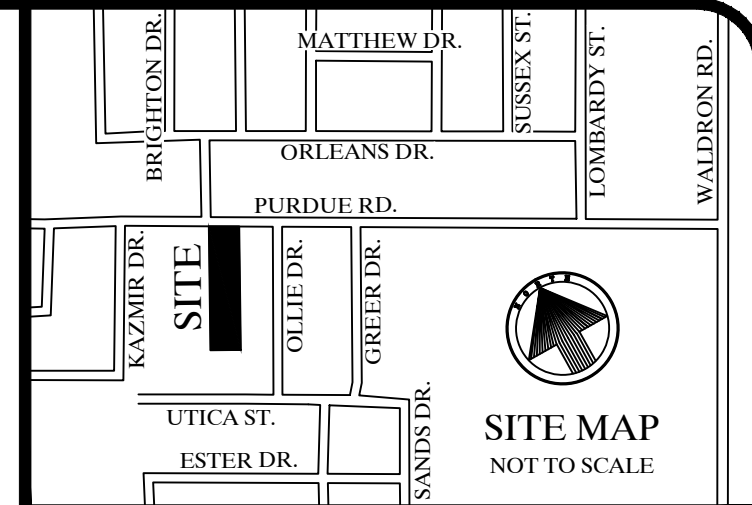
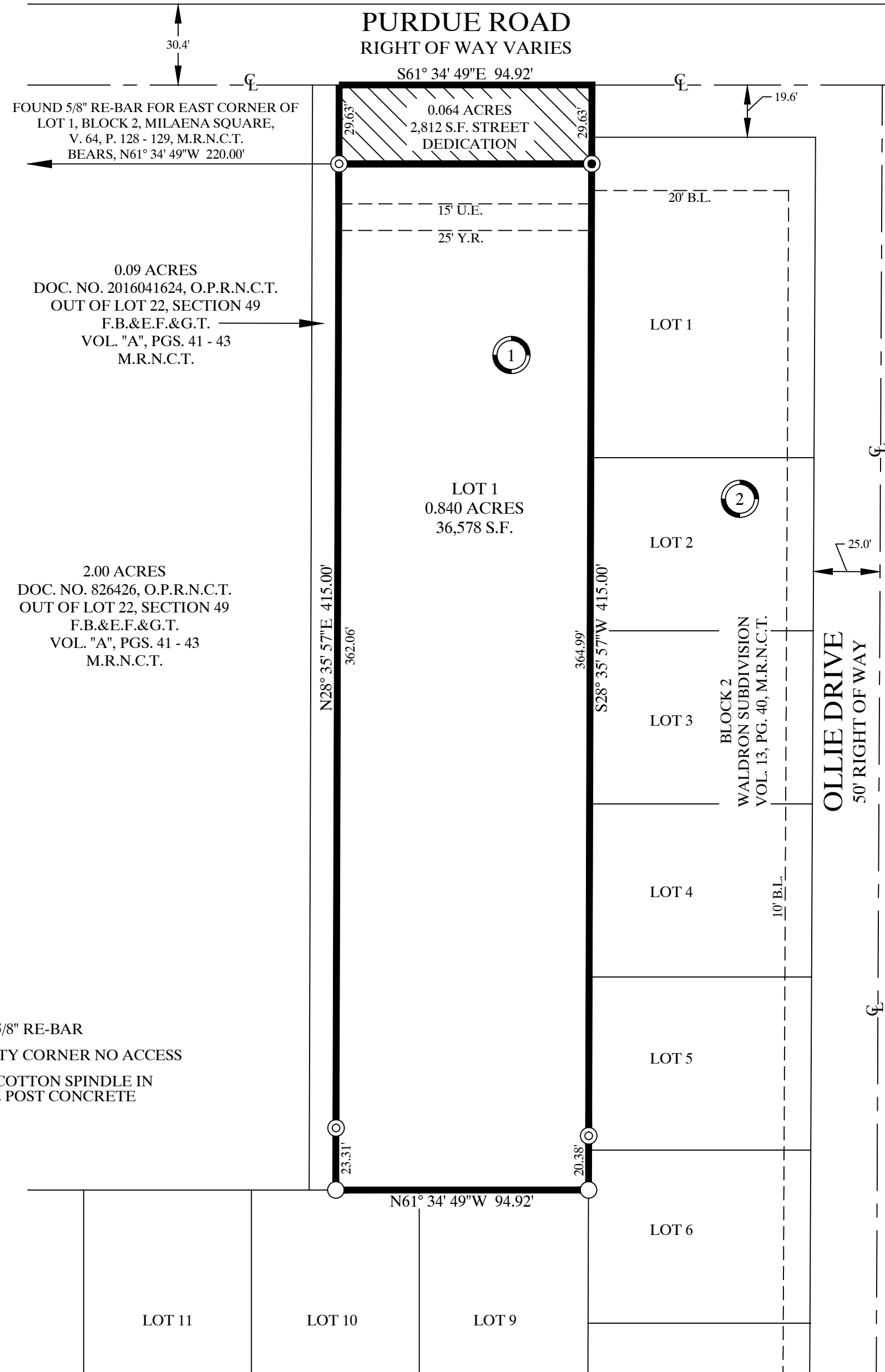
MICHAEL DICE
SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2025

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



Brister Surveying

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

LEGEND:
CL = CENTERLINE
M.R.N.C.T. = MAP RECORDS OF NUECES
COUNTY, TEXAS

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

NOTES:

1. 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". THE TCEQ ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATIONAL" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0545 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
5. THE TOTAL PLATTED AREA IS 0.904 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.B., AND IDM 3.05.

STATE OF TEXAS
COUNTY OF NUECES

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

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

DATE OF MAP: 3 MARCH 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
March 19, 2025**

PROJECT: PL8203

Hakuna Matata Park, Block 1, Lot 1 Final Plat of 74.72 Ac.
1st Request for a 12-Month Extension.

Located: North of Old Brownsville Rd and east of Old Brownsville Rd. / Saratoga Blvd.
intersection.

Owner: HMI-Corpus Christi, LLC

Surveyor: York Engineering

The Planning Commission originally approved the above plat on April 3, 2024. This is the first request for a 12-month extension and will expire on April 3, 2026. DSD recommends a 12-month extension.

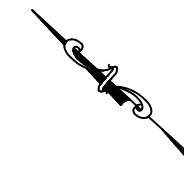
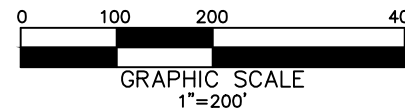
The applicant states:” The purpose of this correspondence is to formally request a twelve-month time extension for the recording of the Hakuna Matata Park Block 1 Lot 1 in accordance with Section 3.8.5.F. of the Unified Development Code, to allow time for completion and execution of construction.



LOCATION MAP
SCALE: 1" = 2,000'

FINAL PLAT OF HAKUNA MATATA PARK BLOCK 1, LOT 1

AN ADDITION TO THE CITY OF CORPUS CHRISTI, BEING A PLAT OF
74.72 ACRES OUT OF KELLY MARGARET LAND ASSESSORS MAP 149 95.37
ACRES OUT OF TRACTS 3 & 4.



- GENERAL NOTES:
- THE TOTAL PLATTED AREA CONTAINS 74.72 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 COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205.
 - PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0755G, MAP EFFECTIVE OCTOBER 13, 2022, BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND ZONE AE (31'), BASE FLOOD ELEVATION DETERMINE.
 - THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK BASIN. 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.
 - THIS PROPERTY IS SUBJECT TO AIRCRAFT FLYOVERS, NOISE AND VIBRATIONS.
 - TO MITIGATE THE INCREASE IN RUN-OFF THE SUBJECT PROPERTY SHALL BE REQUIRED TO INSTALL ON-SITE STORMWATER DETENTION SIZED TO HOLD THE 5-YEAR STORM EVENT AND RELEASE RUN-OFF AT A CONTROLLED RATE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE. ALL CALCULATIONS SHALL BE PER THE VALUES SHOWN ON THE STORM WATER QUALITY MANAGEMENT PLAN PREPARED BY YORK ENGINEERING, DATED 3/19/2024.

LEGEND

- 5/8 INCH IRON ROD SET
- 5/8 INCH IRON ROD FOUND

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 _____ 2024.

BRIA WHITMIRE, PE
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 _____ 2024.

MICHAEL MILLER
CHAIRMAN

ALBERT J. RAYMOND III, AIA
DEVELOPMENT SERVICES SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

I, ARTURO MEDINA, 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 _____ 2024.

ARTURO MEDINA
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6669

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 _____, 2023, WITH ITS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF
_____, 2024, AT ____ O'CLOCK ____M. AND DULY RECORDED
THE ____ DAY OF _____ 2024, AT ____ O'CLOCK ____M.,
IN VOLUME _____, PAGE _____, MAP RECORDS NUECES COUNTY,
TEXAS.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT ____ O'CLOCK ____M.

_____, 2024

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
JUSTIN MCWILLIAMS.

THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

WE, HMI - CORPUS CHRISTI, LLC, HEREBY CERTIFIES
THAT WE ARE THE OWNERS 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 _____ 2024.

JUSTIN MCWILLIAMS, MANAGING MEMBER

94.671 ACRES
GRANTOR:THERESA MARIE BATH TIGGEMAN
GRANTEE:GMG PARTNERS, LP
DATE:10/20/2023
DOC. No.2023038962
O.R.N.C.T.

APPROXIMATE LIMITS OF
FLOOD ZONE BY
GRAPHIC SCALING ONLY

S42° 27' 07"E 3501.43'

ZONE AE
(APPROX. BFE ELEV 31')

BLOCK 1
LOT 1

3254770.1 S.F.

N88° 33' 22"E 298.03'

N1° 05' 10"W 1246.83'

APZ-1

N44° 40' 58"W 1640.78'

S88° 33' 59"W 91.22'

N1° 26' 38"W 96.47'

N44° 38' 08"W 814.03'

5.14 OUT OF 95.361 ACRES
GRANTOR:WINNCO INVESTMENTS LLC
GRANTEE:HMI-CORPUS CHRISTI, LLC
DATE:10/23/2023
DOC No.2023039265
O.R.N.C.T.

16.574 ACRES
GRANTEE:MR. W FIREWORKS, INC.
DATE:12/21/2022
DOC. No.2022066442
O.R.N.C.T.

93.0 ACRES
GRANTEE:BLUE CACTUS PROPERTIES, LLC
DATE:10/31/2018
DOC. No.2018047250
O.R.N.C.T.

93.389 ACRES
GRANTEE:HUMBERTO MELENDEZ
DATE:12/09/2022
DOC. No.2022054807
O.R.N.C.T.

71.64 ACRES
GRANTEE:CITY OF CORPUS CHRISTI
DATE:2/24/2000
DOC. No.200007660
O.R.N.C.T.

30' WIDE PIPELINE
RIGHT-OF-WAY
LINE CO: 436,
VOL. 1286, PG.
D.R.N.C.T.

20' WIDE PIPELINE
RIGHT-OF-WAY
GRANTEE: TEXAS GAS CORP.
VOL. 1515, PG. 533,
D.R.N.C.T.

94.671 ACRES
GRANTOR:THERESA MARIE BATH TIGGEMAN
GRANTEE:GMG PARTNERS, LP
DATE:10/20/2023
DOC. No.2023038962
O.R.N.C.T.

L=967.30', R=3731.70'
CL=964.59'
CB=S58° 02' 12"W
D=14.85'
25' U.C.
28' U.C.
OLD BROWNSVILLE RD.
(60' R.O.W.)
(Vol. 38, Pgs. 25-26, M.R.N.C.T.)

5.0' WIDE STREET DEDICATION
(4,832 S.F.)

YORK ENGINEERING
CIVIL • PLANNING • CONSULTING

9708 S. PADRE ISLAND DR., SUITE A-200 | CORPUS CHRISTI | TEXAS | 78418
361-245-9400 | YORKENG.COM | TEXAS ENGINEERING FIRM # 22063
PROJECT NO. 1952-22-01 © 2024 BY YORK ENGINEERING, INC.

Received 3/5/2025

Good Afternoon,

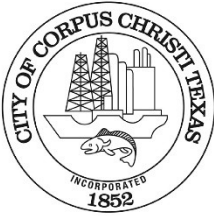
We're working with the applicant for the attached plat and are currently in the permitting phase for the development. They will be recording soon but will likely not meet the 4/3 deadline. Please accept this as a formal request for plat extension.

Best Regards,

Michael C. York, P.E.
President



Office: 361.245.9400 | Cell: 972.971.9675 | Yorkeng.com
9708 SPID, Ste. A200, Corpus Christi, Texas 78418



AGENDA MEMORANDUM

Planning Commission Meeting of March 19, 2025

DATE: March 10, 2025

TO: Michael Dice, MBA, Director of Development Services

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

Mirabella Subdivision

Request for a Plat Waiver for half street construction for County Road 22 on the Urban Transportation Plan

BACKGROUND:

Melden & Hunt, Inc., on behalf of London Proper, LLC, owner of the proposed Mirabella Subdivision, is requesting a half-street construction waiver for County Road 20A. It is understood that County Road 20A is a C3 residential collector according to the City's Urban Transportation Plan. Melden & Hunt, Inc. is proposing to construct the north half of the C3 collector connecting State Highway 286/Chapman Ranch Road and County Road 43. The other half shall be constructed by future development to the south.

The subject property, known as the proposed Mirabella, is a subdivision of 297.148 acres of land, being the north half of Section 8, Laureles Farm Tracts, according to the plat recorded in Volume 3, Page 15. The plans are for 1,222 single family lots.

This plat waiver request is to construct a half street for County Road 20A, a C3 Collector on the Urban Transportation Plan.

STAFF ANALYSIS and FINDINGS:

UDC Sections 8.1.4 and 8.2.1 require construction of streets as part of the platting process.

8.2.1.F. Half Streets

Half streets shall be prohibited except when the Planning Commission may approve a plat containing half streets if it finds that it is essential to the reasonable development of the subdivision, lot, or lots in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.

Half streets and related infrastructure, including but not limited to, water, wastewater and storm water drainage infrastructure, shall contain a minimum of two travel lanes and be constructed in

accordance with the construction standards contained in this Unified Development Code and the Urban Transportation Plan.

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

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

Factors in Support of the waiver request for sidewalk construction:

1. The deviation would allow half-street construction of County Road 20A which is currently a paper street.
2. Proposed County Road 20A will meet the requirements described in UDC Section 8.2.1F, "Half Street."
3. The layout of the subdivision using this C3 Collector street is essential to the reasonable development of the subdivision.

Factors Against the waiver request for street and sidewalk construction:

1. County Road 20A is a C3 Collector Street in the current Urban Transportation Plan (UTP).
2. Half streets may cause access issues for emergency vehicles and Solid Waste operations

STAFF RECOMMENDATION:

Staff recommends **Approval of the waiver** request for the half street construction of County Road 20A.

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

LIST OF SUPPORTING DOCUMENTS:

Exhibit A – Preliminary Plat
Exhibit B – Urban Transportation Plan
Exhibit C – PowerPoint Presentation

Exhibit A

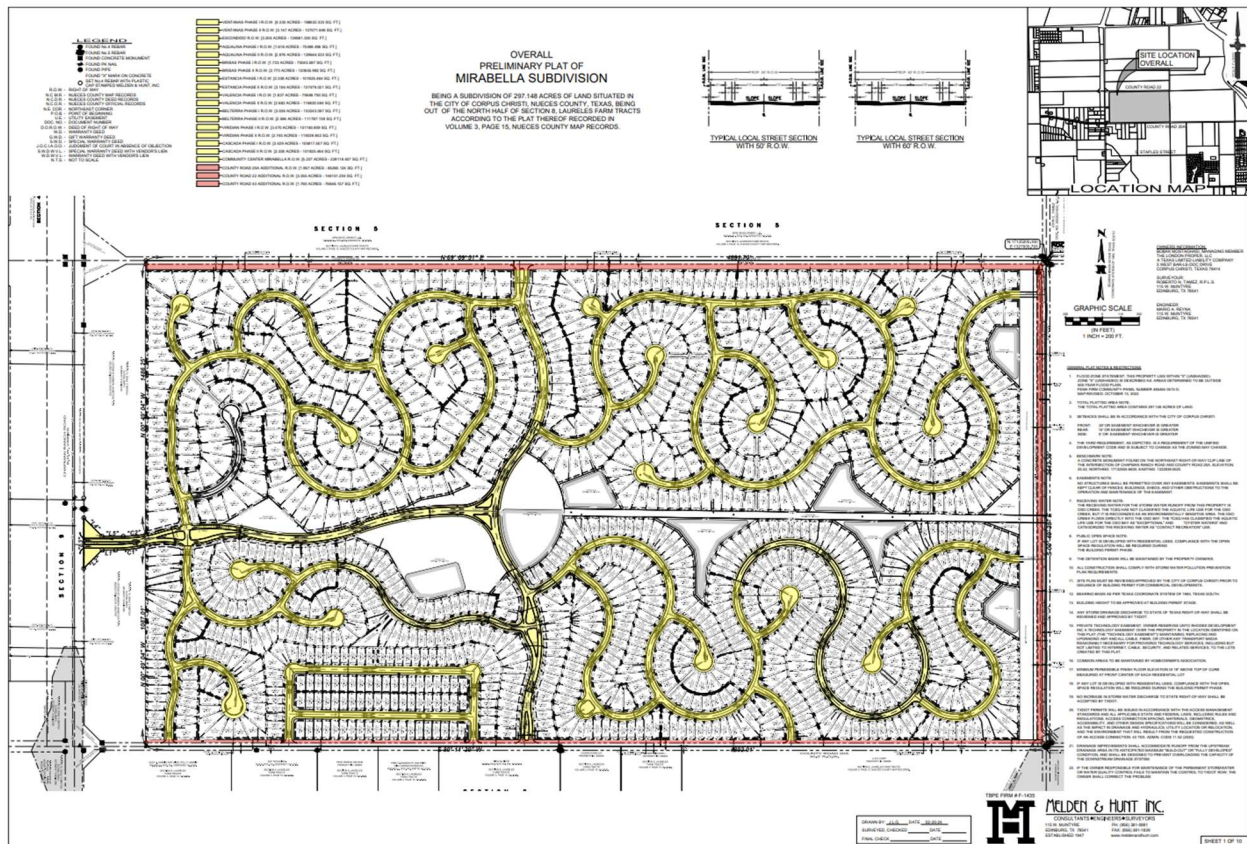
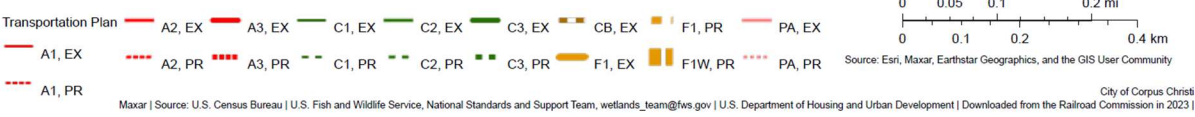


Exhibit B



8/1/2024, 5:12:06 PM





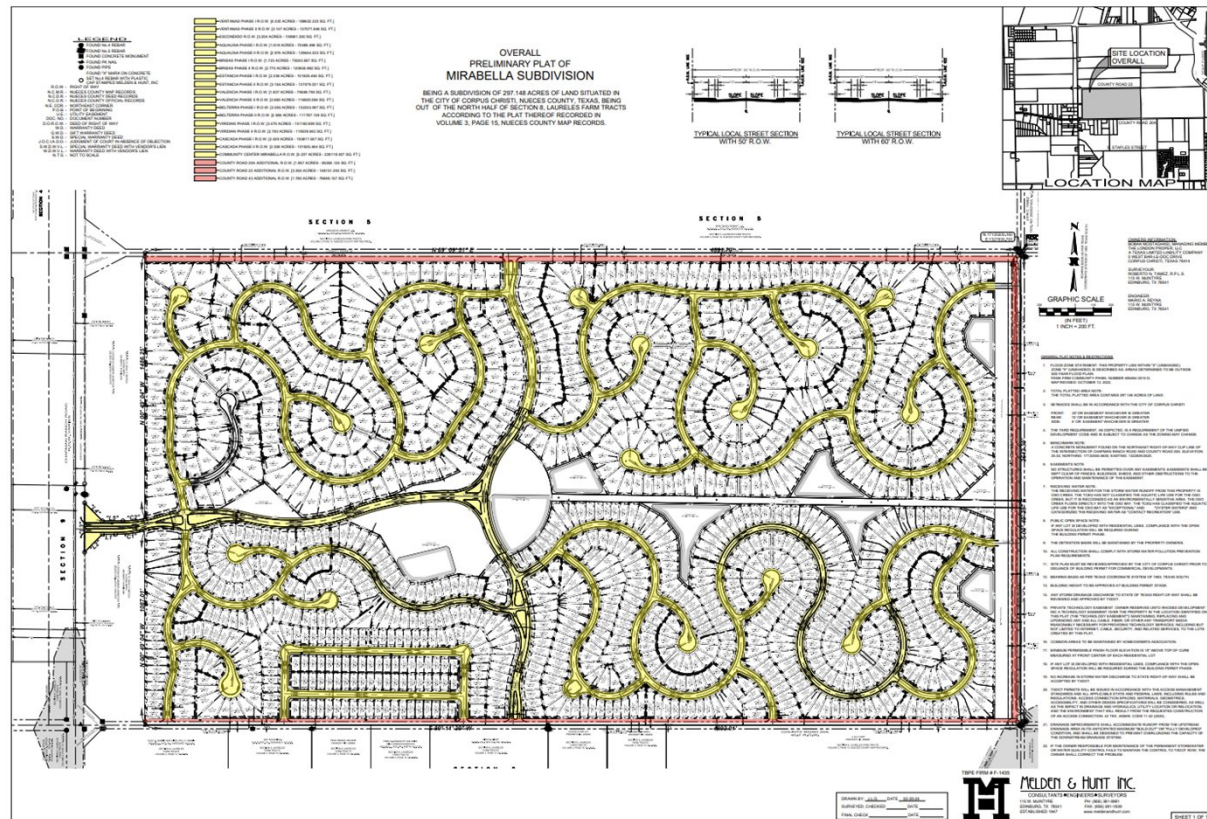
Mirabella Subdivision

Request for Plat Waiver for Half Street Construction

Planning Commission Meeting
March 19, 2025

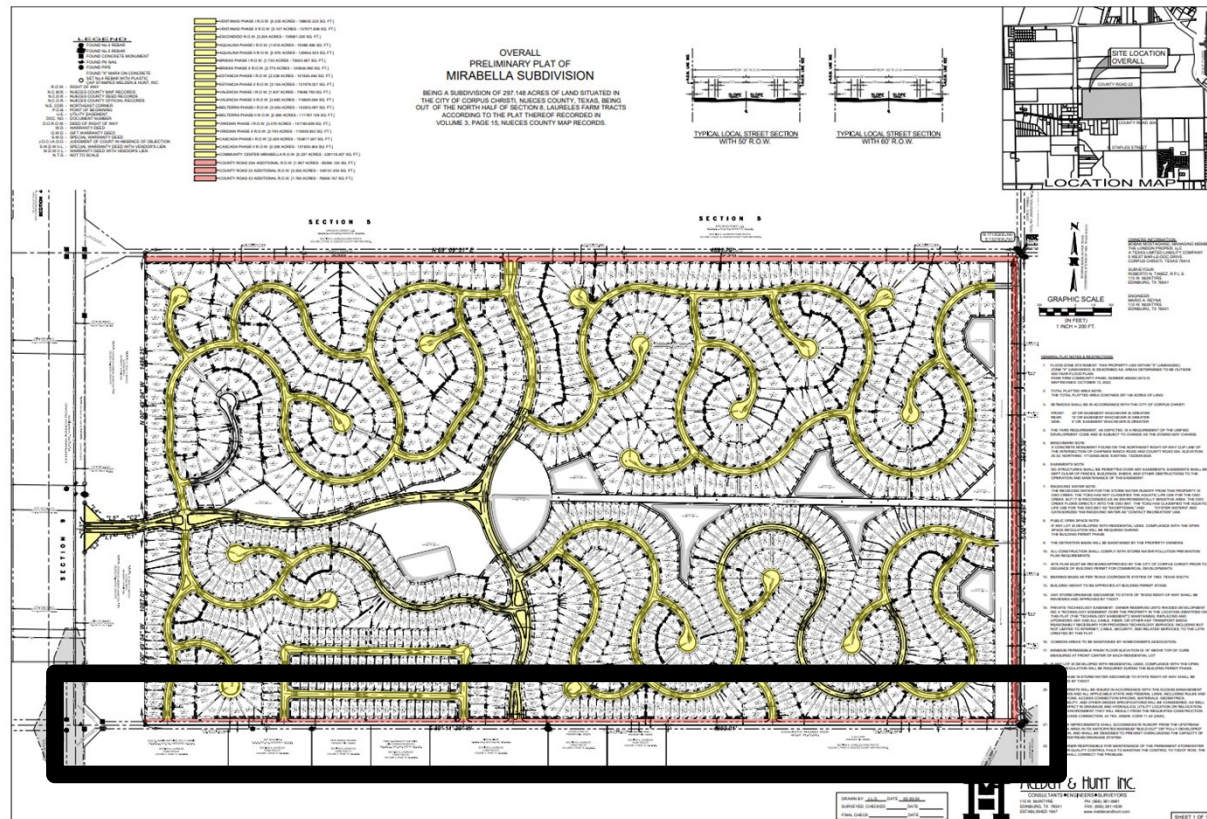


Mirabella Subdivision Preliminary Plat





Mirabella Subdivision Preliminary Plat



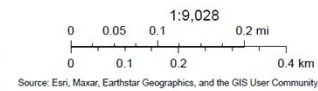


Mirabella Subdivision Urban Transportation Plan



8/1/2024, 5:12:06 PM

Transportation Plan
 A2, EX A3, EX C1, EX C2, EX C3, EX CB, EX F1, PR PA, EX
 A1, EX A2, PR A3, PR C1, PR C2, PR C3, PR F1, EX F1W, PR PA, PR
 A1, PR



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

City of Corpus Christi
 Maxar | Source: U.S. Census Bureau | U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov | U.S. Department of Housing and Urban Development | Downloaded from the Railroad Commission in 2023 |



Mirabella Subdivision

C3 Street Standards

City of Corpus Christi
Engineering Services

Infrastructure Design Manual
Chapter 6-Street Design Requirements

Table 6.2.2.B Non-Local Street Standards Table

Non-local Streets*	ROW Width (ft.)	BB Width (ft.)	Through Lanes	Median / Turn Lane	Spacing (miles)	Sidewalk* (ft.)	Back of Curb to Property Line (ft.)	Avg. Daily Trips
Primary Collector (C3)	75	50	4	No	0.25 to 0.5	5	12.5	10,000 – 14,000



Mirabella Subdivision Existing Conditions





Plat Requirements per UDC

UDC Sections 8.1.4 and 8.2.1 require construction of streets as part of the platting process.

8.2.1.F. Half Streets

Half streets shall be prohibited except when the Planning Commission may approve a plat containing half [streets](#) if it finds that it is essential to the reasonable development of the [subdivision](#), [lot](#), or [lots](#) in conformity with the other requirements of these regulations, that a half street is necessary for a reasonable and orderly street system, and that it will be practical to require the dedication of the other half when the adjoining property is platted.

Half streets and related infrastructure, including but not limited to, water, wastewater and storm water drainage infrastructure, shall contain a minimum of two travel lanes and be constructed in accordance with the construction standards contained in this Unified Development Code and the Urban Transportation Plan.



Plat Waiver UDC 3.8.3.D

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

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



Factors In Support of Waiver

1. The deviation would allow half-street construction of County Road 20A which is currently a paper street.
 2. Proposed County Road 20A will meet the requirements described in UDC Section 8.2.1F, "Half Street."
 3. The layout of the subdivision using this C3 Collector street is essential to the reasonable development of the subdivision.
-



Factors Against Waiver

1. County Road 20A is a C3 Collector street in the current Urban Transportation Plan (UTP).
 2. Half streets may cause access issues for emergency vehicles and Solid Waste operations
-



Staff Recommendation

Staff recommends **approval** of the waiver request for the half street construction of County Road 20A.

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