



# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda - Final

### Planning Commission

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Wednesday, May 14, 2025

5:30 PM

Council Chambers

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

- I. Call to Order, Roll Call
- II. The Planning Commission will recess to convene the Beach Dune Committee meeting. After the adjournment of the Beach Dune Committee, the Planning Commission meeting will resume.
- III. Convene Beach Dune Committee (Planning Commission)
- IV. Call to Order, Roll Call
- V. **PUBLIC COMMENT:** The public is invited to speak on any agenda item and any other items that pertain to the Beach Dune Committee (See instructions for Item XIII). Comments are limited to three minutes.
- VI. Approval of Absences: Commissioner Munoz
- VII. Approval of Beach Dune Committee Minutes: 4.30.2025 DRAFT Meeting Minutes
  1. [25-0706](#) Beach Dune Committee Meeting Minutes DRAFT 4.30.2025  
**Attachments:** [4-30-25 Beach Dune Committee Minutes](#)
- VIII. Consent Public Hearing Discussion and Possible Action (Item A)
  - A. Public Hearing-Beach Front Construction Certificate for a property located at or near 6961 State Highway 361

2. [25-0726](#) Case No. BD8646, Infra Tech Ventures, LLC. Request for a Beachfront Construction Certificate (Large-Scale) for proposed mitigation activities on a property located at or near 6961 State Highway 361 and described as 11.82 acres out of Mustang Island Sec 2, Block 1, Lot 52. (Staff recommends approval).

**Attachments:** [BD8646 BCC Report - Infratech Mustang Island Attachments V2](#)  
[BD8646 PC Presentation - Infratech Mustang Island](#)

**IX. Director's Report**

**X. Future Agenda Items**

**XI. Adjournment of Beach Dune Committee**

**XII. Reconvene Planning Commission Meeting**

**XIII. 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.**

**XIV. Approval of Absences: Commissioner Munoz**

**XV. Approval of Minutes-4.30.2025 DRAFT Meeting Minutes**

3. [25-0705](#) Planning Commission Meeting Minutes DRAFT 4.30.2025

**Attachments:** [4-30-25 PC Meeting Minutes Draft](#)

**XVI. 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.*

**B. Plats**

4. [25-0694](#) PL8625  
**Flour Bluff Heights Block 4 Lot 14R (Final of 0.29 Acres)**  
Located: South of Skipper Lane and west of Marzabacher Ave.  
**Attachments:** [PL8625CoverTabFinal](#)  
[PL8625ClosedCommentsReport](#)  
[PL8625LatestPlat](#)
5. [25-0707](#) PL8633  
**Heritage Crossing Planned Unit Development (Replat of 6.50 Acres)**  
Located: South of Kleberg Ave, and east of Cimarron Blvd.  
**Attachments:** [PL8633CoverTabHeritageCrossingPUD](#)  
[PL8633ClosedCommentReport](#)  
[PL8633HeritageCrossingPUDPlat](#)
6. [25-0718](#) PL8542  
**Corpus Christi Holly Addition (Preliminary Plat of 1.14 acres)**  
Located: Southwest corner of Holly Road and Rodd Field Road  
**Attachments:** [PL8542 Text Tab \(002\)](#)  
[Application No. PL8542 COMMENTS](#)  
[PL8542 Preliminary Plat](#)

**C. Plat Extension**

7. [25-0693](#) 22PL1146- 3rd Request for a 12 Month Extension.  
**Bridges Mill Village Unit 3 (Final Plat of 12.906 Acres)**  
Located: North of Saratoga Blvd. and east of Kostoryz, to the north of the high school  
**Attachments:** [22PL1146CoverTxt12Monthextension](#)  
[22PL1146Approved plat 11-16-22](#)  
[22PL1146PlatextRequest3](#)
8. [25-0696](#) 22PL1091- 4th Request for a 12 Month Extension.  
**Schanen Estates West Unit 13 (Final Plat of 10.006 Acres)**  
Located: Norchester St and Glenway Dr.  
**Attachments:** [22PL1091Cover Txt Tab-Time Ext12month](#)  
[22PL1091RequestforTimeextension](#)  
[Schanen Estates Unit 13-Approved \(1\)](#)

**XVII. Public Hearing: Discussion and Possible Action**

*The following Public Hearing items will be considered individually*

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

9. [25-0724](#) PL8691-Half Street Construction of C.R. 43 along western frontage  
**King's Lake West Master (Preliminary Plat 186.40 Acres)**  
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.

**Attachments:** [Kings Lake West Half Street Waiver Memo](#)  
[Kings Lake West Half Street Waiver PPT](#)

**E. Plat**

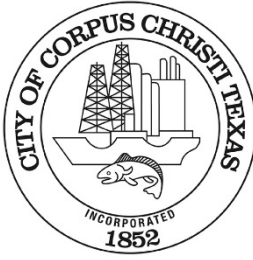
10. [25-0631](#) PL8691  
**King's Lake West Master (Preliminary Plat of 186.40 Acres)**  
Located north of C.R. 22 and east of C.R. 43 and west of Oso Creek.

**Attachments:** [PL8691CoverTabMasterPrelimPlat](#)  
[PL8691ClosedcommentReport](#)  
[PL8691LatestPrelimPlat](#)

**XVIII Director's Report****XIX. Future Agenda Items****XX. Adjournment**

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





## CITY OF CORPUS CHRISTI

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

### MEETING MINUTES

### BEACH DUNE COMMITTEE (PLANNING COMMISSION)

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Wednesday, April 30, 2025

City Hall, Council Chambers

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#### **XI. CALL TO ORDER - ROLL CALL**

Chairman York called the Beach Dune Committee to order at 7:15 pm, and a quorum was established to conduct the meeting with Commissioner Munoz absent.

#### **XII. PUBLIC COMMENT:** None.

#### **XIII. APPROVAL OF ABSENCES:** August 21, 2024: Commissioner Mandel.

Commissioner Hedrick made a motion to approve of the absence of Commissioner Mandel. Vice-Chair Salazar-Garza seconded. Vote: All Ayes. Motion passes

#### **XIV. APPROVAL OF BEACH DUNE COMMITTEE MINUTES:** August 21, 2024.

Commissioner Mandel made a motion to approve the minutes from August 21, 2024. Vice-Chair Salazar-Garza seconded. Vote: All Ayes. Motion passes.

#### **XV. CONSENT PUBLIC HEARING DISCUSSION AND POSSIBLE ACTION: (Item D)**

Chairman York opened with a question from the applicant asking if the description was current on the agenda.

Elena Buentello, Development Services, stated that Chairman York was correct. The address is 6961 State Hwy 361.

Buck Brice, City Attorney, asked if the agenda item was completely mistaken. Chairman York explained that the applicant was worried that what was stated on the agenda was wrong, but it was correct in the attachments. Mr. Dimas explained that the agenda does state the Nueces County Coastal Parks Department which was heard at the last Beach Dune Committee. Mr. Dimas continued by stating that technically the item is not on tonight's agenda. Mr. Brice agreed.

Mr. Dimas stated that it could be put on the next Planning Commission agenda. The attachments are correct, but the caption is incorrect, therefore it was not properly posted and cannot be heard.

No action was taken.

**D. Public Hearing - Beach Front Construction Certificate for a property located at or near 15820 Park Road 22.**

**8. 25-0614** Case No. BD8369, Nueces County Coastal Parks Department. Request for a Beachfront Construction Certificate(Large-Scale) for proposed construction activities on a property located at or near 15820 Park Road 22 and described as Padre Island Nueces County Park #1- Bob Hall Pier. (Staff recommends conditional approval).

**XVI. DIRECTOR'S REPORT:** None.

**XVII. FUTURE AGENDA ITEMS:** None.

**XVIII. ADJOURNMENT:** There being no further business to discuss, the meeting adjourned at 7:20 pm.

# STAFF REPORT

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

**Beach/Dune Committee Meeting:** May 14, 2025

**Applicant:** Infra Tech Ventures, LLC

**Case No.:** BD8346

**Site Address:** 6961 State Highway 361

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

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

### Concurrent Beach Dune/Committee (Committee):

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

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

### Staff Analysis:

Staff reviewed and considered the following:

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

### Staff Recommendation:

Approval of the Large-Scale Beachfront Construction Certificate

### Attachments:

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



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

## BEACHFRONT CONSTRUCTION CERTIFICATE

☐ Small Scale ☐ Large Scale ☐ Dune Walkover<sup>1</sup> ☐ Public Beach Access, or Closure, Relocation, or Reduction

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

### FEE WORKSHEET FOR APPLICANT USE ONLY

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

\* Refer to Development Services Beachfront Construction Certificate Fees Year 4

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

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

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

3. Subject Property Address (es): MUSTANG ISLAND SECTION 2, BLOCK 1, LOT 52 Current Zoning District: RS  
Geographic ID (Tax ID): 5491 - 0002 - 5200 ;  
Legal Description: MUSTANG ISLAND SEC 2 LT 52 BLK 1 11.82 ACS  
Proposed Construction Description: No structures or amenities are proposed. Construction is limited to a dune compensation area that totals 10,117 square feet.  
Number of Stories: N/A ; Height of lowest habitable floor: N/A ; FEMA Base Flood Elevation: 9-11 Feet  
Area of Proposed Construction (including area of temporary impact on dunes and dune vegetation): 22,530 SQF  
Distance of proposed construction landward of **Mean High Tide (MHT)**: 235 Ft; landward of the **Line of Vegetation (LOV)**: 100 Ft X  
☐ Proposed construction is seaward of the 350-Foot Setback Line<sup>3</sup>; X ☒ Construction is seaward of the Dune Protection Line<sup>4</sup>

4. Required Documents/Forms:  
☒ Land Use Statement ☒ Disclosure of Interest ☒ DPP Permit ☒ Site Plan<sup>2</sup> ☒ Photographs ☒ FEMA Certificate  
Associated Platting/Subdivision, Public Improvement, Building, or other Permit Application Numbers: DPP-04062023-NA

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

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

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

Ajit David  
Applicant's Signature  
Ajit David  
Applicant's Printed Name

OFFICE  
USE  
ONLY

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

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

## Appendix A

### Required Documents/Forms

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## Land Use Statement

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# LAND USE STATEMENT

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

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

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

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

## Disclosure of Interest

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## DISCLOSURE OF INTERESTS

### Development Services Department

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

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

**NAME:** Infra Tech Ventures, LLC

**STREET:** 5821 Ocean Drive

**CITY:** Corpus Christi

**ZIP:** 78412

**FIRM is:** ☐ Corporation ☐ Partnership ☒ Sole Owner ☐ Association ☐ Other \_\_\_\_\_

### DISCLOSURE QUESTIONS

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

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

Name

Job Title and City Department (if known)

N/A

N/A

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

Name

Title

N/A

N/A

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

Name

Board, Commission, or Committee

N/A

N/A

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

Name

Consultant

N/A

N/A

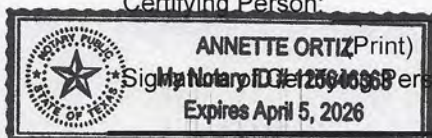
### CERTIFICATE (To Be Notarized)

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

Certifying Person:

AJIT DAVID

Title: OWNER / MEMBER



Signature of Person:

[Signature]

Date: MAR. 11, 2025

Annette Ortiz

# Approved Dune Protection Permit

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**Date:** Wednesday, February 26, 2025

**From:** Nueces County Coastal Parks

**To:** Infra Tech Ventures  
Attn: Ajit David  
5821 Ocean Drive  
Corpus Christi, Texas 78412  
Email: [ajitdavid@gmail.com](mailto:ajitdavid@gmail.com)

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

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

**Project Summary:**

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

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



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

Approval Conditions:

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

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


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

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

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

#### Attachments

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

  
2-26-25

# Application

November 4, 2024

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

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

Dear Judge Scott,

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

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

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

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

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

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

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

Sincerely,  
Nicole Guigou, PhD  
Environmental Scientist  
BFS

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

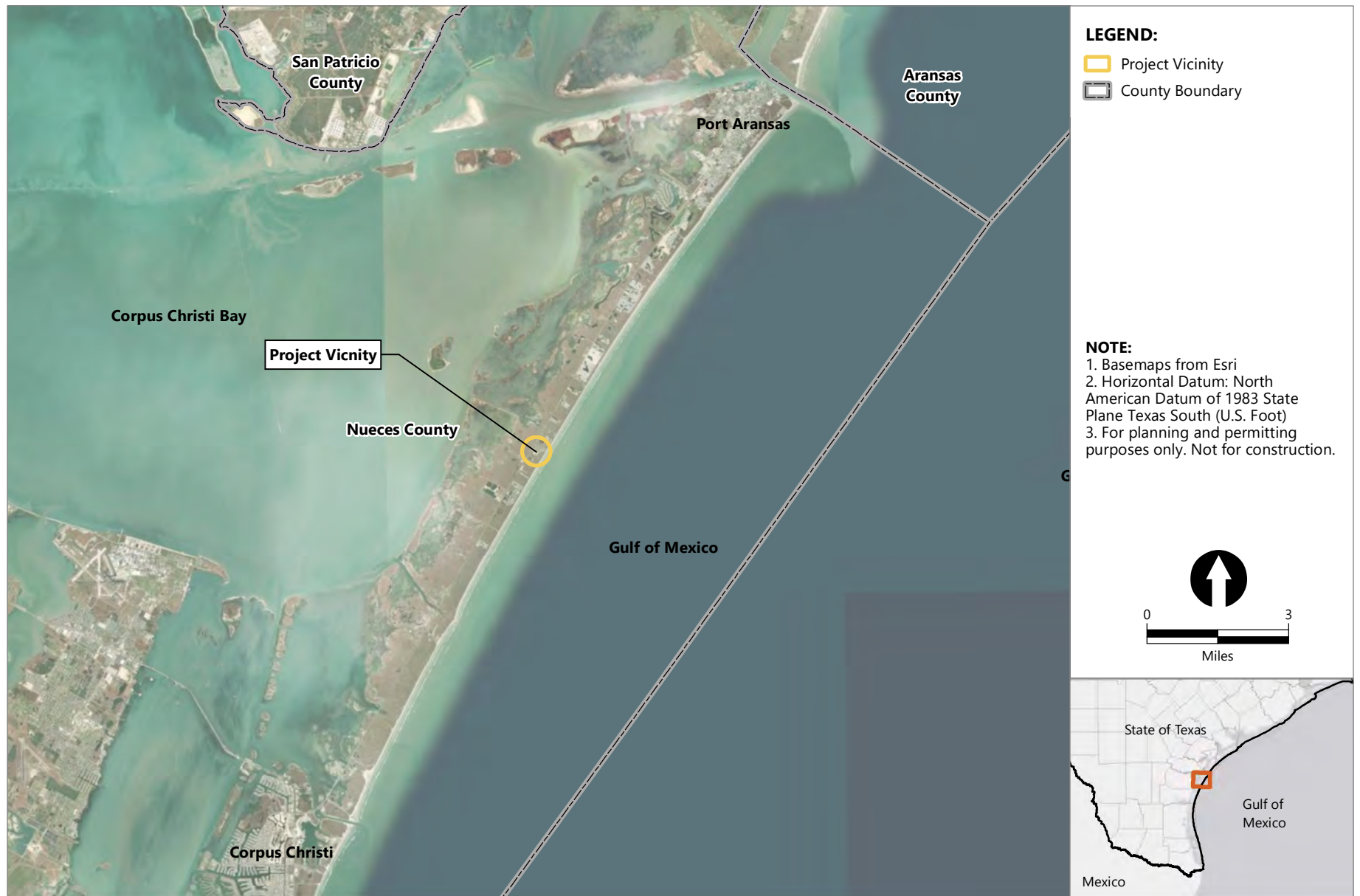


## **Attachments**

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

## Figures

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Publish Date: 2024/06/03, 4:25 PM | User: cbelaire  
 Filepath: \\GSTFile01\GIS\Jobs\InfraTechVentures\_2709\Maps\2024DuneMitigation\ITV\_2024DuneMitigation\_fig1\_ProjectVicinity.mxd



**Figure 1**  
**Vicinity Map**

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



Legend

Future Fill and Grading Footprint

Approximate Footprint of Past Fill and Grading

Proposed Contours

Property Boundary

Existing Contours from 2018 LiDAR

The map displays an aerial view of a property with overlaid contour lines and grading footprints. A horizontal road labeled "Beach View Ets" runs across the upper portion of the map. The terrain is characterized by numerous contour lines indicating elevation changes. A large area in the center is outlined in orange, representing the "Approximate Footprint of Past Fill and Grading". To the right of this area, a smaller region is outlined in purple, representing the "Future Fill and Grading Footprint". Within the purple area, there are green contour lines representing "Proposed Contours". The map also shows existing contours from 2018 LiDAR data as thin grey lines. A property boundary is indicated by a solid black line. In the bottom right corner, text specifies the datum as "NAD83 State Plane Texas" and the base map as "World Imagery (ESRI)".

Figure 2 - Grading and Layout Plan

0 25 50 75 100 125 150 175 200 225 250

Ft

FIGURE 2 - GRADING AND LAYOUT PLAN

AJT DAVID DUNE VIOLATION COMPENSATION

NUECES COUNTY, TEXAS

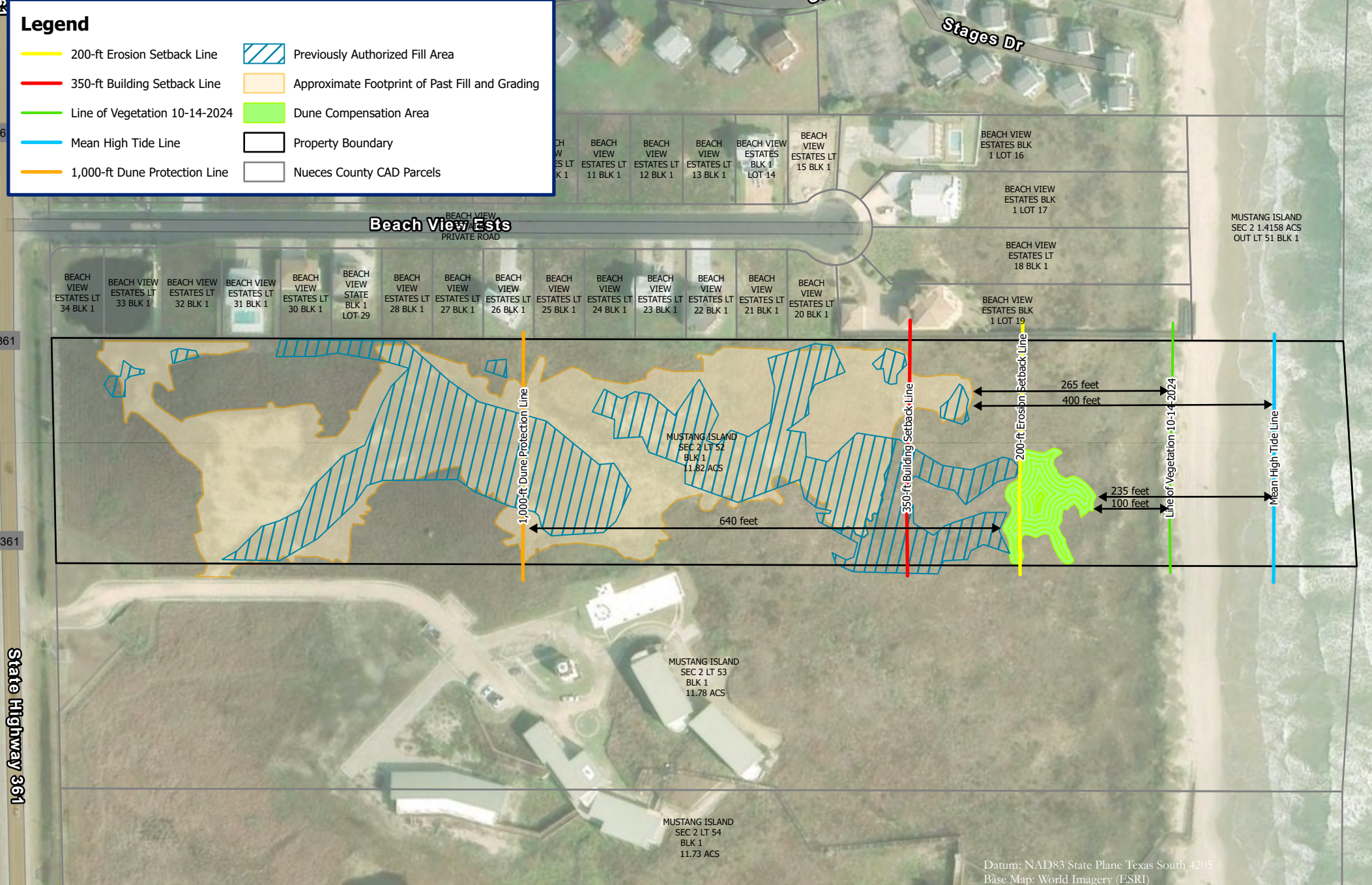
DPP-04062023

BFS

BALCONES FIELD SERVICES

Date Created: 10-29-2024





# Figure 3 - Site Map



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



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

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# Nueces County Dune Protection Permit Program

## Large Scale Construction Project Application for Dune Protection Permit

Infra Tech Ventures Dune Violation Compensation Plan – DPP-04062023

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

**Property Owner/Applicant:**

Ajit David  
Infra Tech Ventures, LLC  
5821 Ocean Drive  
Corpus Christi, Texas 78412  
361-455-1873  
[ajitdavid@gmail.com](mailto:ajitdavid@gmail.com)

**Agent:**

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

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

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

Property Size: 11.8 acres

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

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

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

4. The number of parking spaces.

N/A

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

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

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

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

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

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

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

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

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

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

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

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

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



**Photo 1**  
**View of Main Dune Ridge and Line of Vegetation**



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



**Photo 3**  
**View of Backdune Habitat in Which Compensation Will Integrate**



**Photo 4**  
**View of Impacted Area and Backdune Habitat**



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

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

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

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

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

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

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

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

See Figure 3.

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

See Figure 3.

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

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

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

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

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

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

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

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

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

See Figure 3.

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

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

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

N/A

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

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

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

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

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

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

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

## Large-Scale Construction

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

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

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

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

The applicant does not possess a FEMA Elevation Certificate.



## Appendix B

### Dune Compensation Plan

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# Memorandum

November 4, 2024

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To: The Honorable Connie Scott

From: Infra Tech Ventures

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

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

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## Introduction

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

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

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



## Dune Restoration

### *Design*

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

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

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

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

### *Construction*

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

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

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

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

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

## Dune Vegetation Restoration

### *Design*

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

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

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

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

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

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

### *Construction*

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

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

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

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

### **Dune Compensation Timing and Monitoring**

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

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

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



## Conclusion

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

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

**Table 1**  
**Adjoining Property Owners**

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

## References

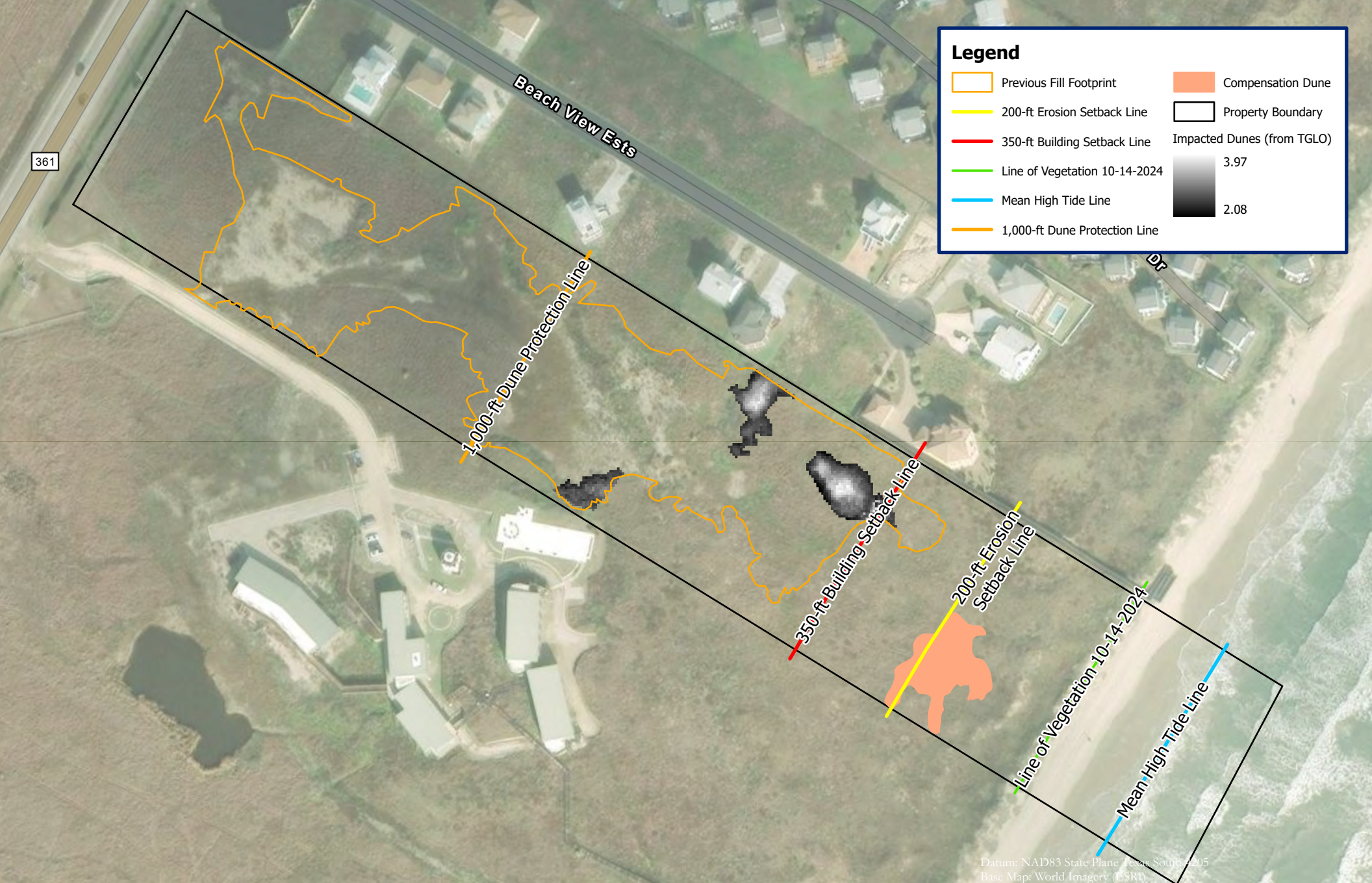
Texas General Land Office, 2021. *Coastal Dunes Dune Protection and Improvement Manual for the Texas Gulf Coast—6<sup>th</sup> Edition*.

# Memorandum

November 4, 2024

## Dune Compensation Plan Exhibit

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# Exhibit 1 - Project Location Map



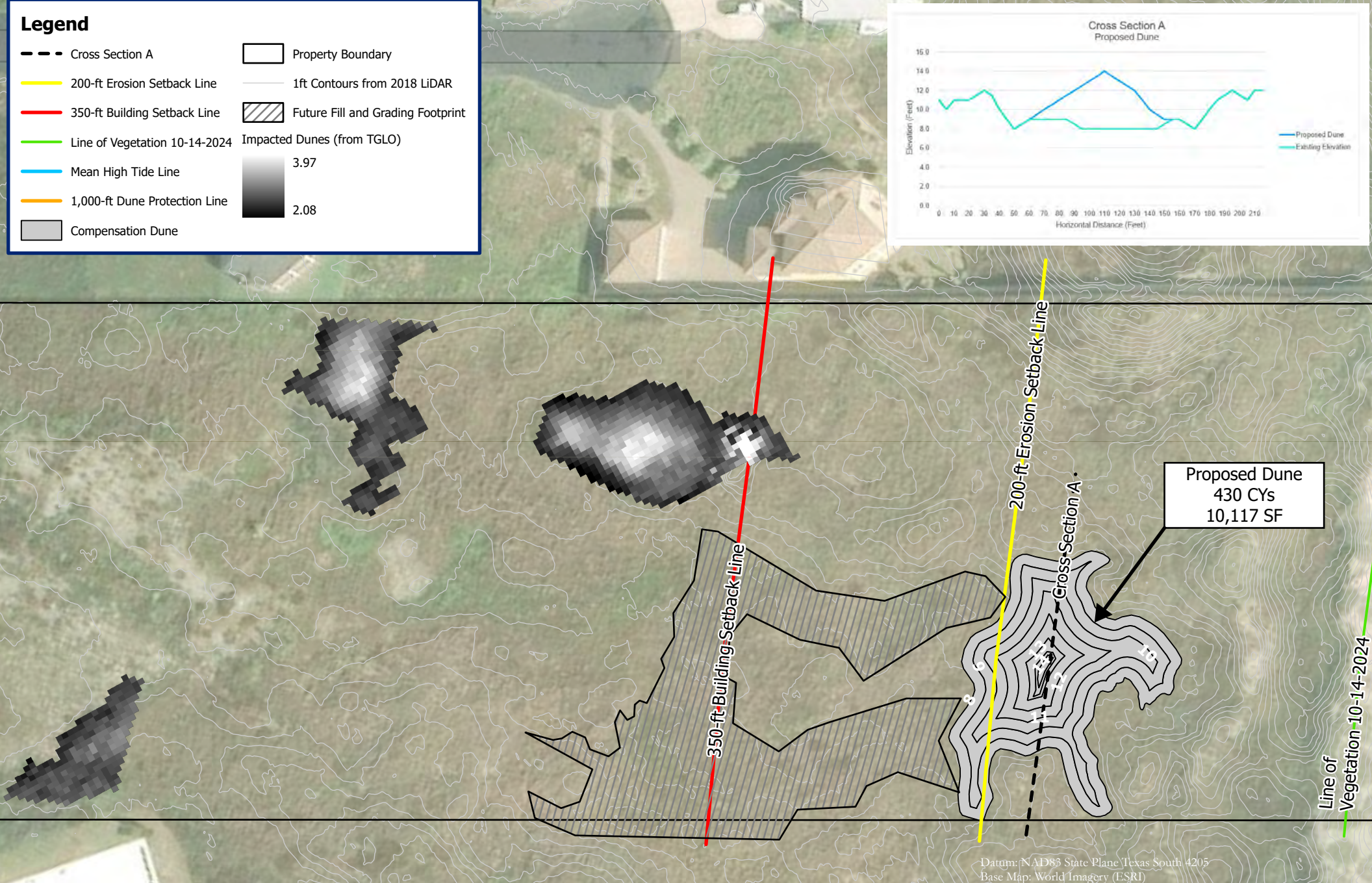
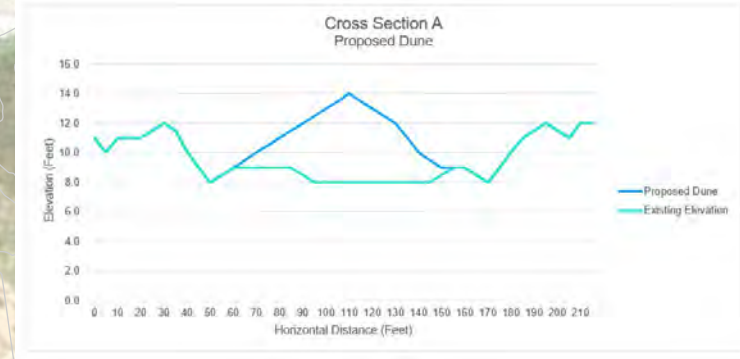
EXHIBIT 1 - PROJECT LOCATION MAP  
AJIT DAVID DUNE VIOLATION COMPENSATION  
NUECES COUNTY, TEXAS  
DPP-04062023





# Legend

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



## Exhibit 2 - Compensation Dune

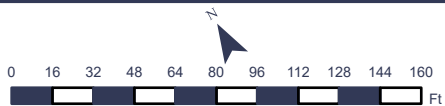
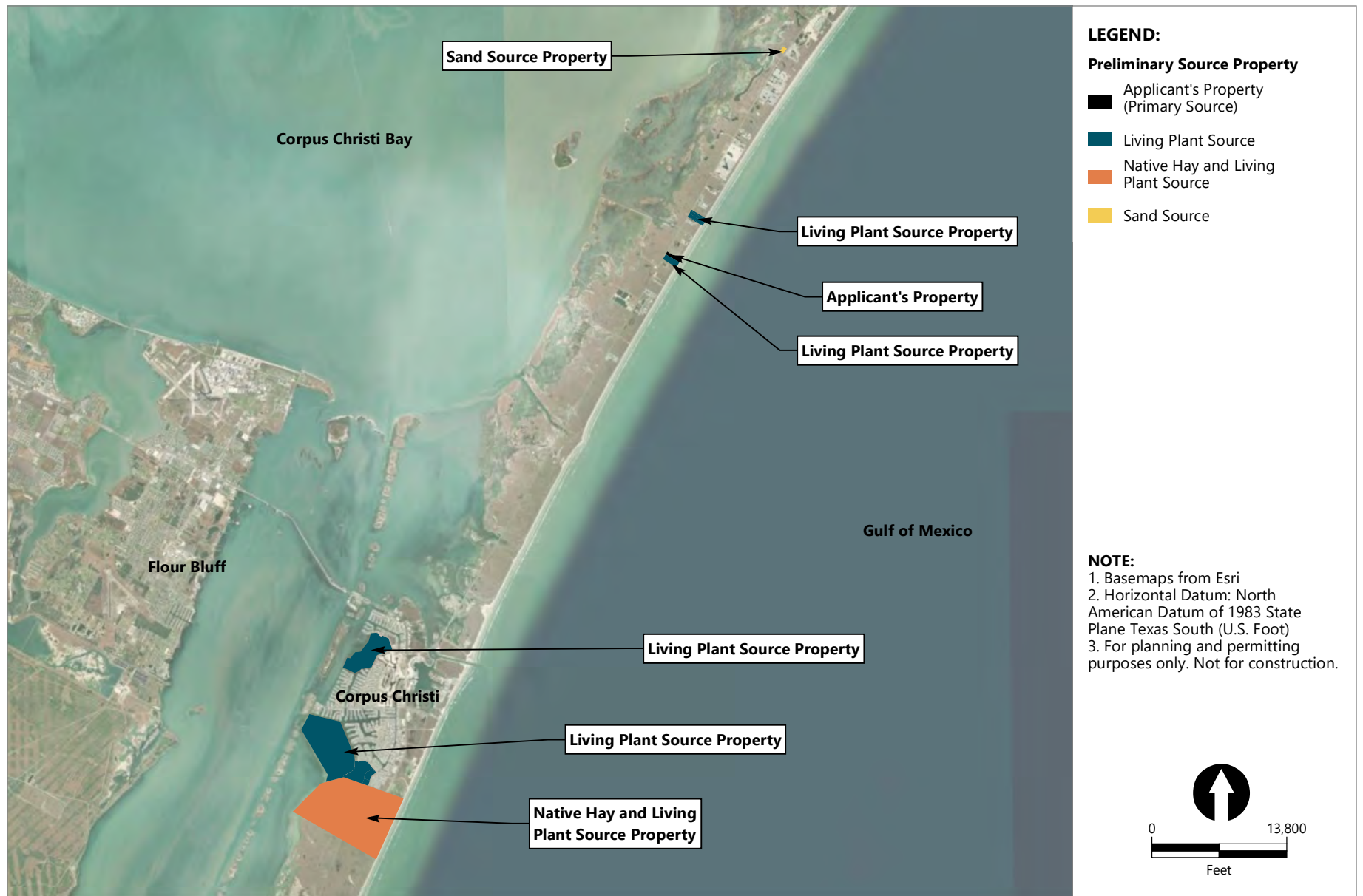


EXHIBIT 2  
AJIT DAVID DUNE VIOLATION COMPENSATION  
NUECES COUNTY, TEXAS  
DPP-04062023







Publish Date: 2024/06/03, 4:39 PM | User: cbelaire  
 Filepath: \\GSTFile01\GIS\Jobs\InfraTechVentures\_2709\Maps\2024DuneMitigation\ITV\_2024DuneMitigationPlan\_Ex3\_SourceMaterialProperties.mxd



### Exhibit 3 Location of Preliminary Properties for Source Material

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

# GLO Letter to the Judge



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

November 12, 2024

**Via Electronic Mail**

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

**Application for a Dune Protection Permit in Nueces County**

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

Dear Judge Scott:

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

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

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

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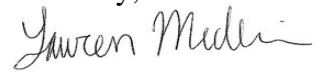
<sup>1</sup> 31 Tex. Admin. Code §§ 15.2(46) & § 15.3(t)(4).

November 12, 2024

Page 2 of 2

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

Sincerely,

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

Lauren Medlin  
Beach Access & Dune Protection Program  
Coastal Resources Division  
Texas General Land Office

## Judge's Letter to GLO





CONNIE SCOTT  
NUECES COUNTY JUDGE

Date: Friday, August 16, 2024

From: Nueces County Judge Connie Scott

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

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

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

Project Description:

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

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

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

Application Timeline:

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

Recommendation:

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

Sincerely,



Connie Scott  
Nueces County Judge

Attachment:

Coastal Parks Letter to Judge

BMAC Memo to Judge

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

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

# BMAC Memo

DATE: August 14, 2024

TO: Connie Scott, County Judge

CC: Scott Cross, Nueces County Coastal  
Parks Department

FROM: Cliff Schlabach, BMAC Chair

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

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

Project Description:

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

Recommendation:

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

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

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



Sincerely Yours,

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

Cliff Schlabach

BMAC Chair

361-937-2115

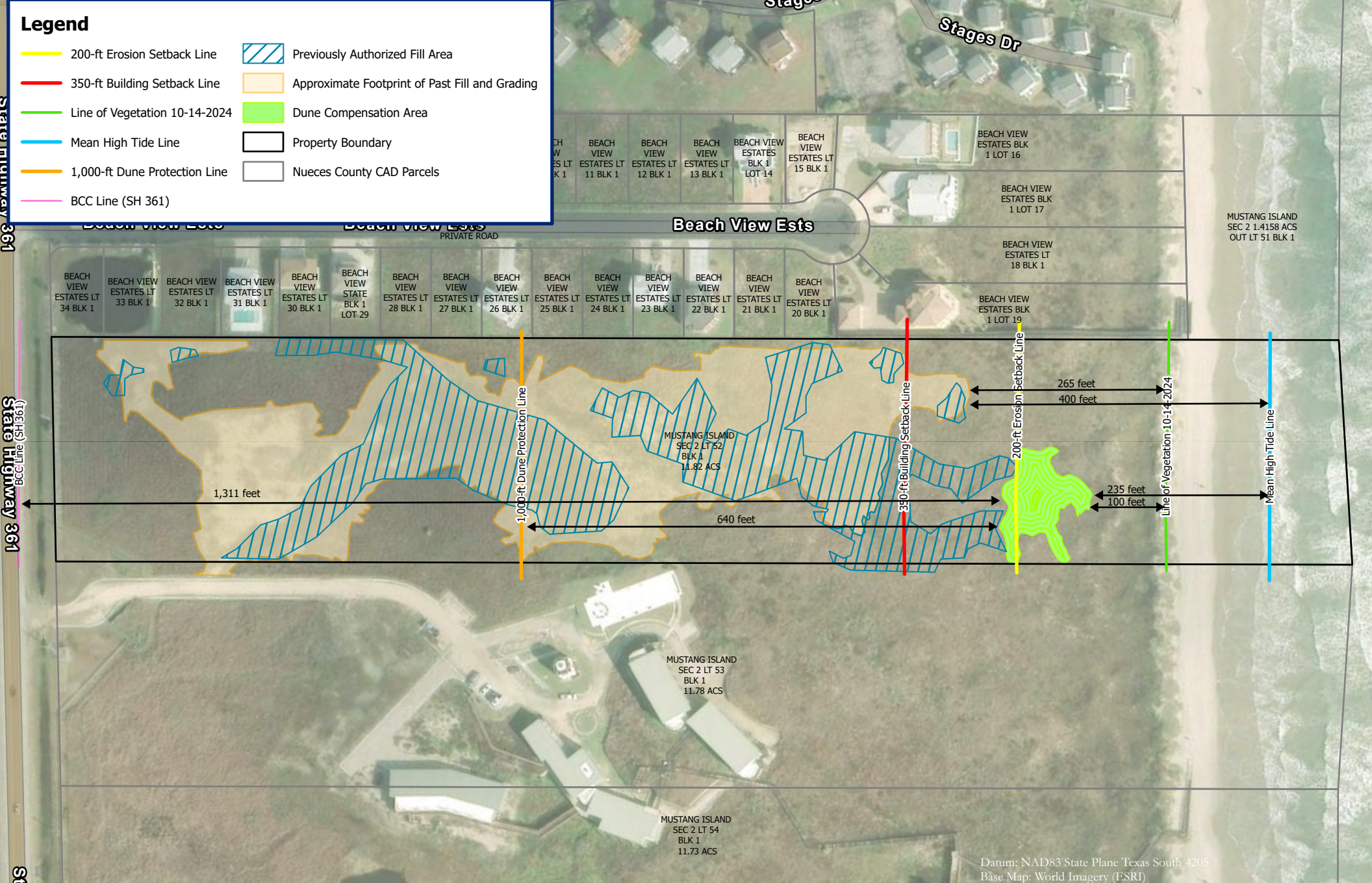
[Jettylord1@gmail.com](mailto:Jettylord1@gmail.com)

Attachment:

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

## Site Plan

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# Figure 1 - Site Map



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



## Photographs

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**Photo 1**  
**View of Main Dune Ridge and Line of Vegetation**



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



**Photo 3**  
**View of Backdune Habitat in Which Compensation Will Integrate**



**Photo 4**  
**View of Impacted Area and Backdune Habitat**



**Photo 5**  
**View of Approximate Dune Compensation**  
**Area**



**Photo 6**  
**Additional View of Dune Compensation**  
**Area**







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

April 30, 2025

Via Electronic Mail

Elena J Buentello  
Senior City Planner  
City of Corpus Christi – Development Services  
2406 Leopard Street  
Corpus Christi, Texas 78408

**Beachfront Construction Certificate in the City of Corpus Christi**

**Legal Description:** Mustang Island Sec 2 Lot 52 Block 1 11.82 ACS  
**Lot Applicant:** Ajit David (Infra Tech Ventures)  
**City Case No.:** BD8646  
**GLO ID No.:** BDCC-25-0051

Dear Ms. Buentello:

The General Land Office (GLO) has reviewed the application materials for a beachfront construction certificate for the above-referenced location. The applicant adversely impacted 426 cubic yards of dunes and 10,117 square feet of dune vegetation seaward of the Dune Protection Line without a Dune Protection Permit or Beachfront Construction Certificate, for which a Notice of Noncompliance was issued by the GLO on March 26, 2024. The applicant proposes on-site compensation for 430 cubic yards of dunes and 10,117 square feet of dune vegetation. According to the Bureau of Economic Geology, the area is stable.

Based on the information provided to our office for review, we have the following comments:

- Any future unauthorized activities or construction not in compliance with the City of Corpus Christi's Beachfront Management and Construction Plan as well as state statutes and rules are subject to enforcement action by the City of Corpus Christi and the GLO, which may include administrative penalties of no less than \$50 and no more than \$2,000 per violation per day. Each day the violation occurs or continues constitutes a separate violation.<sup>1</sup> Enforcement history is considered when determining penalty amounts.

In the event of a material change to the site conditions or the proposed construction, a new or amended beachfront construction certificate and dune protection permit is required.<sup>2</sup> If you have any questions, please contact me at (512) 463-5234 or at [lauren.medlin@glo.texas.gov](mailto:lauren.medlin@glo.texas.gov).

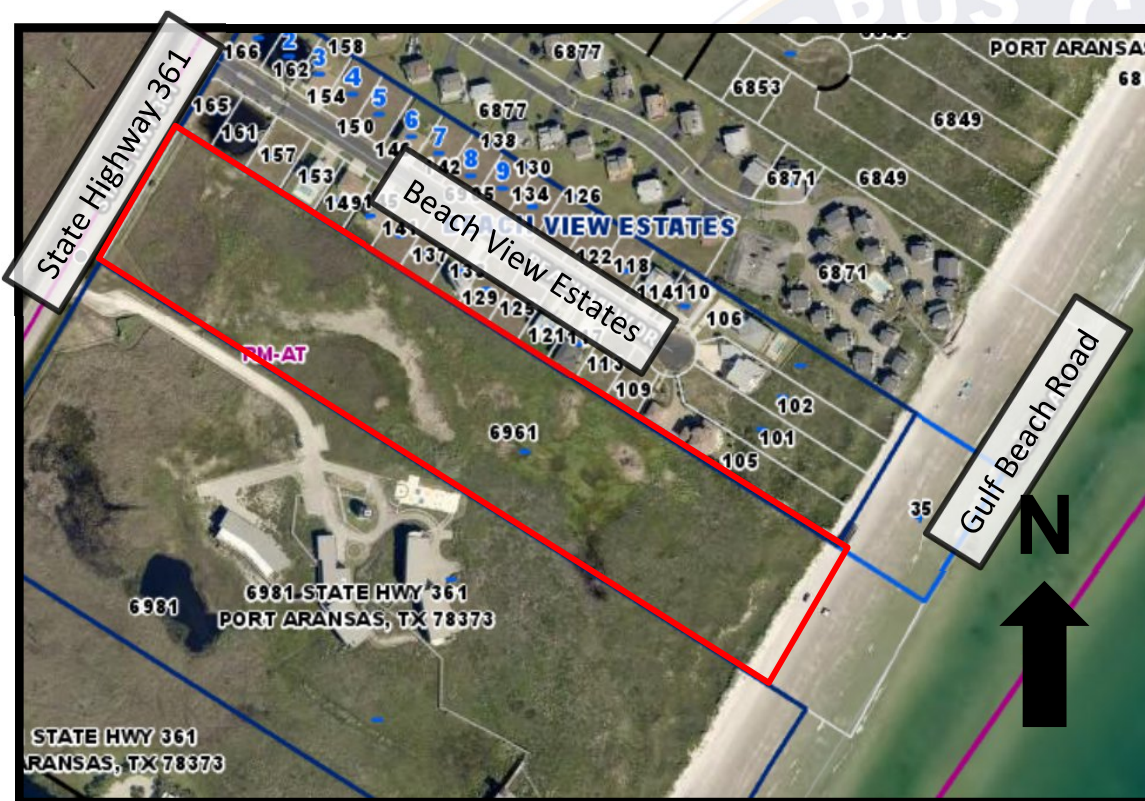
Sincerely,

Lauren Medlin  
Beach Access & Dune Protection Program  
Coastal Resources Division  
Texas General Land Office

<sup>1</sup> 31 Tex. Admin. Code § 15.9(a)(1)(A).

<sup>2</sup> 31 Tex. Admin. Code § 15.3(t)(5).

# Beachfront Construction Certificate (Large-Scale) Application No. BD8646



## Infra Tech Ventures, LLC

Dune Compensation  
approximately located at  
6961 State Highway 361

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

Concurrent Beach/Dune Committee  
May 14, 2025

# Project Background

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

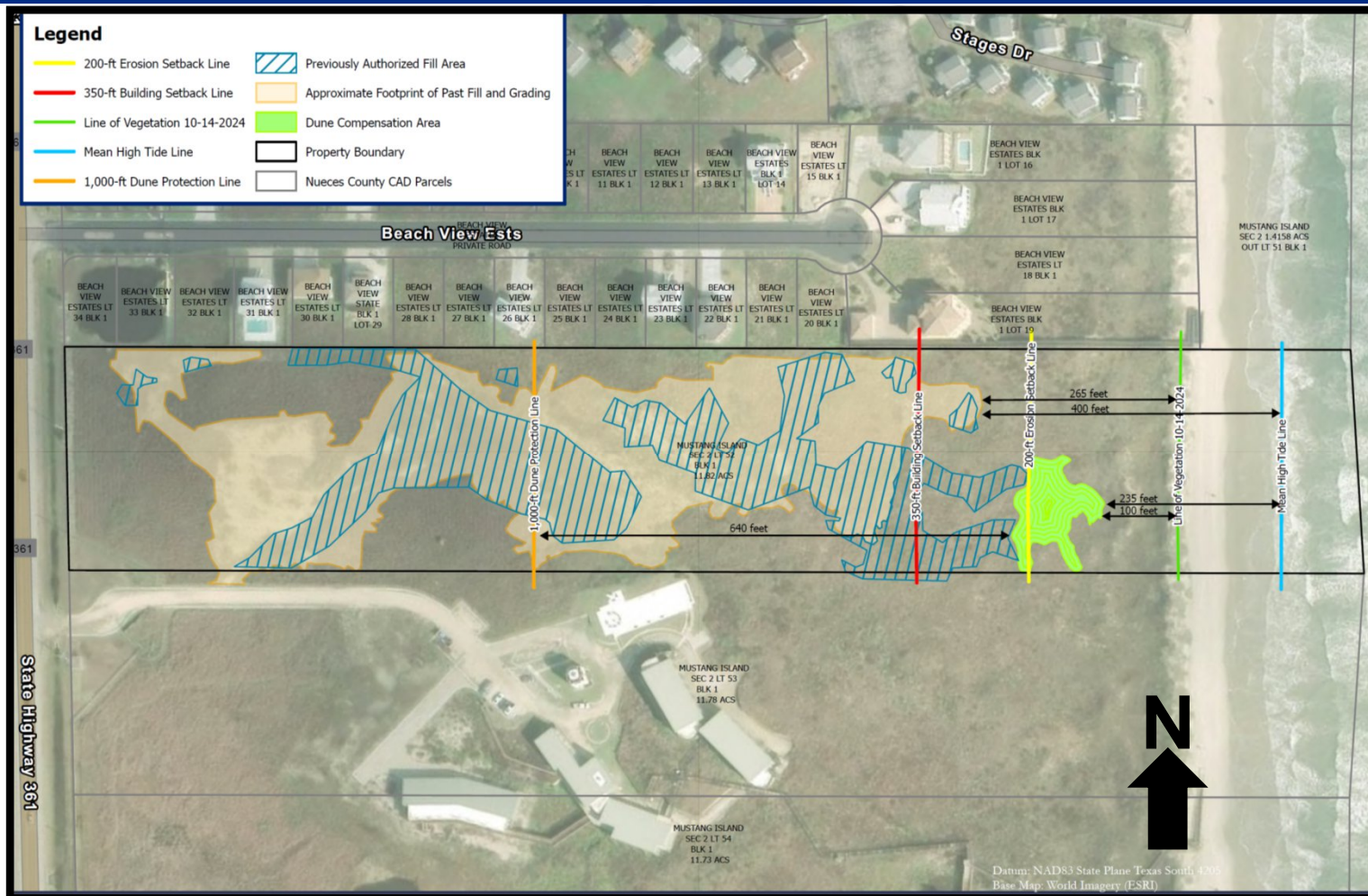
# Concurrent Beach/Dune Committee

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



# Project Location & Gulf Coast Shoreline



# Staff Analysis & Recommendation

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

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

**STAFF RECOMMENDS APPROVAL**





# City of Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Minutes - Draft

### Planning Commission

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Wednesday, April 30, 2025

5:30 PM

Council Chambers

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

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

#### II. PUBLIC COMMENT: None

#### III. Approval of Absences: Chairman York and Commissioner Budd

Commissioner Mandel made a motion to approve the absences of Chairman York and Commissioner Budd. Commissioner Hedrick seconded. Vote: All Aye. Motion passes.

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

Commissioner Miller made a motion to approve the April 16, 2025, meeting minutes. Commissioner Teichelman seconded. Vote: All Aye. Motion passes.

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

#### V. Consent Public Hearing: Discussion and Possible Action

Chairman York opened consent public hearing for items 2, 3, 4 , and 5 due to the large number of people there to address item number 6.

Andrew Dimas, Development Services, stated that the applicant just recently requested to pull item number 3 off of the agenda and it will be placed on the next meeting agenda. Dimas read into the record items 2 and 4. He also read into record item number 5, which was a time extension (their first).

Items 2 and 4 satisfy the requirements of the Unified Development Code (UDC)/State Law, and the Technical Review Committee. Staff recommend approval. Regarding the time extension, staff also recommend approval.

Chairman York wanted a confirmation the item 3 would not need any kind of approval. Dimas stated that it will not and that it will be placed on the next agenda for approval.

Chairman York asked if any commissioners had any questions for staff. None. He then opened up public comment. There being none, Chairman York closed the public

comment.

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

**A. Plats**

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

**B. Time Extension**

5. [25-0558](#) 22PL1033 - 1st REQUEST for a 24 Month Extension  
**Rancho Vista Subdivision Preliminary Plat**  
Located: East of Cimarron Blvd. and south of Yorktown Rd.

**C. New Zoning**

Chairman York opened item number 6. Andrew Dimas, Development Services, read item number 6 into the record. Requested by the Port of Corpus Christi. Dimas explained that the rezoning case was asking to change from the "CN-1" Neighborhood Commercial District and Multi-Family District to the "IH" Heavy Industrial District. Dimas described the changes in detail.

Andrew Dimas stated that there were 41 notices mailed out within the 200' buffer and no notices mailed outside of the 200' buffer. No one opposing or in favor of the change within the 200' buffer and 6 opposed to the change from outside of the 200' buffer.

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

Staff recommends approval to the "IH" Heavy Industrial District.

Vice-Chairman Salazar-Garza wanted to confirm what the land would be used for. Andrew Dimas stated that the Port had lost some of their original storage area and this land would make up for that. Chairman York asked about a couple lots adjacent to the property and Dimas satisfactorily answered. Commissioner Miller asked about the base zoning of all the properties and noticed a discrepancy with the size of the property. Commissioner Miller stated that he went to the site and that he is taking into consideration the surrounding areas. Dimas explained all the zoning associated with the change.

Chairman York opened the public hearing. The following citizens spoke in opposition to the zone change. Many are current residents or were once residents of Hillcrest. Many were concerned about what the land will be used for in the future if it is changed to Heavy Industrial and confident that this is another step to run the remaining Hillcrest residents out. A few citizens spoke about health issues and how all the activity in the area will stir up dust, dirt, and possibly harmful chemicals in the future.

Gilbert: Hillcrest business owner  
Daniel Pena: Hillcrest resident  
Henry Williams: Hillcrest resident  
Lamont Taylor: Hillcrest resident  
Jim Klein: Coastal Bend Sierra Club  
Jackie Valdez: 5302 McCardle  
Mariah Boone: 710 Ponder St.  
Rev. Williams: Hillcrest resident  
Deanna King: 3418 Crest Cliff Dr.  
Bruce Watella: Hillcrest resident  
Matt Manning: Attorney/Hillcrest clients  
Dale Swartella: Hillcrest resident  
Laramie Thane: District 2  
Justine Knox: 1910 Stillman Ave.  
Zonita Williams: District 2  
Tina Butler: 1450 Cambridge Dr.  
Lona Lidle: 1422 Kinnedy  
James Perkins: 605 Kato St.  
Madelyn Chapman: Hillcrest resident  
Robert Hernandez: 4114 Rayfield rd.  
Elani Kay: District 1  
Elida Castillo: Taft, TX  
Pamela Strahan: 3325 Meadow Ridge Dr.  
Semini Sanders: Address Inaudible  
Christina English: District 1  
Corey Torres: District 2  
Frank Ayala: 1301 N. Staples

Jennifer Aquida: Port  
Binell Jackson: Address Inaudible

With no other comments, Chairman York closed public comments. Chairman York asked if the applicant was present and if they would like to speak. Commissioner Miller asked if he was able to ask the applicant questions. Andrew Dimas responded by saying it was, as long as the applicant wishes to address the board.

Sam Esquivel, Director of Real Estate for the Port of Corpus Christi approached the podium. Commissioner Miller asked about the current materials that are stored in the area. Mr. Esquivel explained that it is mostly used for wind blades, and military cargo. Currently, when the military cargo comes in it is stored in the Hooks parking lot. Some of the operational space was lost within the bridge footprint and this space would make up for that loss.

Commissioner Miller stated that he is sympathetic with the commenter's and the southwest wind is always a concern. Commissioner Miller stated that after driving through the area, Light Industrial would be fine, but his main concern is that if it was changed to Heavy Industrial it opens doors to a wide variety of things that could be done there outside of being a lay-down area. He also stated that they should look into a special permit or a reduced zoning. Mr. Esquivel thought that that was fine.

Andrew Dimas explained that it could be done if there is a majority vote to such an effect. Commissioner Miller asked about the type of screening that would be required. Mr. Dimas explained that it would have to be something more significant than a chain link fence with slats. Mr. Esquivel posited that the Port plans on building something like you would see off of the highway.

Commissioner Hedrick asked for an explanation of the difference between heavy and light industrial. Mr. Dimas stated that the primary difference is the manufacturing of goods. The discussion continued by getting verification on the current map of the current zoning of the property surrounding the area. Mr. Dimas explained that the large area above the land under question is already zoned heavy Industrial. Mr. Dimas also explained the extensive regulations that would have to be met prior to any type of chemical storage/manufacturing that would have to be met prior to approval.

Commissioner Teichelman asked if the streets would have to change and how the change would affect the flow of traffic. Mr. Dimas brought up a map that showed how the traffic would continue to flow in and around the subject property.

Commissioner Miller made a motion to deny the requested zoning change in lieu of approving a change of zoning from the current zoning to Light Industrial. Commissioner Mandel seconded. Mr. Dimas requested a roll call vote for the record. The Vote:

York: Nay  
Salazar-Garza: Aye  
Mandel: Aye  
Miller: Aye  
Munoz: Absent  
Hedrick: Aye  
Budd: Aye  
Cantu: Aye  
Teichelman: Aye

Aye: 7, Nay: 1, with 1 absent. Motion passes.

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

**VII. Director's Report: None**

**VIII. Future Agenda Items: None**

**IX. Adjournment of Planning Commission**

With no other business to conduct, Chairman York adjourned meeting at 7:14 pm.

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 14, 2025**

**PROJECT:** PL8625

**Flour Bluff Heights Block 4 Lot 14R (final plat of 0.29 Ac.)**

Located: South of Skipper Lane and west of Marzabacher Ave.

**Zoned:** RS-15

**Owner:** Spanish Eagle Holdings LLC

**Surveyor:** Texas Geo Tech

The applicant proposes to plat the property into one lot for house construction. The submitted Final plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval.





## **Merged Document Report**

**Application No.: PL8625**

Description :	
Address :	
Record Type :	PLAT

### Submission Documents:

Document Filename
250209_PLAT.pdf
250209_UTILITY.pdf
Merged Documents Report.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
Caleb Wong	calebw@cctexas.com	361-826-3392

### [General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Alex Harmon : DS	Closed	<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: No C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Alex Harmon : DS	Closed		
3	P001	Note	Alex Harmon : DS	Closed	Is there an Electrical easement on lot for the power pole or did survey show pole in right of way? If on property show/provide easement on plat.	
4	P001	Note	Alex Harmon : DS	Closed	Add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
7	P001	Note	Alex Harmon : DS	Closed	Show 6" PVC waterline to show there is a connection available for servicing of plat.	
11	P001	Note	Alex Harmon : DS	Closed	Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) UDC 3.8.5.D	
9	P001	Callout	Mark Zans : LD	Closed	Remove Lot 13R text, also the word and. Should read Lot 14R only.	
10	P001	Note	Mark Zans : LD	Closed	Be advised this property is in the APZ-1 zone for aircraft fly overs. Place a general note on the plat stating that the property is subject to aircraft fly over, noise and vibration	
13	P001	Note	Mark Zans : LD	Closed	Plat is a replat creating one lot.	
14	P001	Note	Mark Zans : LD	Closed	Plat is a Non-public notice PC plat	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
16	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.	
21	P001	Note	Mark Zans : LD	Closed	Depict LCRA easement for overhead power lines. At this time awaiting LCRA communication to determine easement width.	
17	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.	
18	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.	
5	P001	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
6	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).	

**Merged Document Report****Application No.: PL8625**

Description :	
Address :	
Record Type :	PLAT

**Submission Documents:**

<b>Document Filename</b>
250209 PLAT (2).pdf
250209 UTILITY (2).pdf

**Comment Author Contact Information:**

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

**General Comments**

<b>Comment ID</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
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Corrections in the following table need to be applied before a permit can be issued

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4	1	Note	Alex Harmon : DS	Open	Add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
7	1	Note	Alex Harmon : DS	Open	Show 6" PVC waterline to show there is a connection available for servicing of plat.	
11	1	Note	Alex Harmon : DS	Open	Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd) UDC 3.8.5.D	
9	1	Callout	Mark Zans : LD	Open	Remove Lot 13R text, also the word and. Should read Lot 14R only.	
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13	1	Note	Mark Zans : LD	Open	Plat is a replat creating one lot.	
14	1	Note	Mark Zans : LD	Open	Plat is a Non-public notice PC plat	
15	1	Note	Mark Zans : LD	Open	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4/2/2025. The deadline for revisions to be submitted is 3/24/2025.	
16	1	Note	Mark Zans : LD	Open	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.	
19	1	Note	Mark Zans : LD	Open	Parks Fee: Park fee of \$462.50 for one new residential unit will be charged. Fee must be paid prior to recordation of the plat.	
21	1	Note	Mark Zans : LD	Open	Depict LCRA easement for overhead power lines. At this time awaiting LCRA communication to determine easement width.	



STATE OF TEXAS  
COUNTY OF NUECES

WE, SPANISH EAGLE HOLDINGS, LLC., HEREBY CERTIFIES 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 \_\_\_\_\_ 2025.

CHRISTOPHER MONTALVO, MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CHRISTOPHER MONTALVO.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

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

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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

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

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

STATE OF TEXAS  
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR 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 23TH DAY OF FEBRUARY 2025.

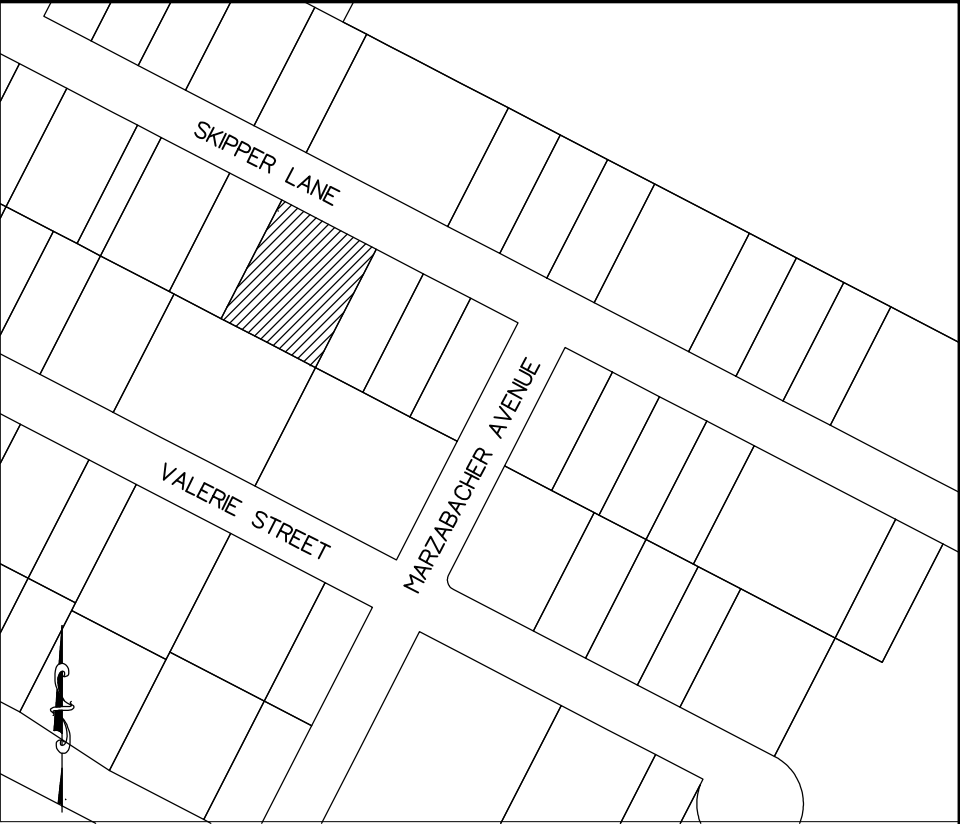
JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854

# PLAT OF: FLOUR BLUFF HEIGHTS BLOCK 4, LOT 13R AND 14R

BEING A RE-PLAT OF A LOTS 13 AND 14, BLOCK 4 FLOUR BLUFF HEIGHTS (UNRECORDED) AND BEING A PORTION OF LOT 8, SECTION 56, FLOUR BLUFF & ENCINAL FARM AND GARDEN TRACT, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME "A", PAGES 41-43, MAP RECORDS OF NUECES COUNTY, TEXAS.



Remove Lot 13R  
text, also the word  
and.  
Should read Lot  
14R only.



LOCATION MAP  
NOT TO SCALE

## GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.29 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PER FLOOD INSURANCE RATE MAP, MAP INDEX, COMMUNITY-PANEL NUMBER 48355C0545G, MAP REVISED 10/13/2022, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 2% ANNUAL CHANCE FLOOD;
- 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 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) THIS PROPERTY IS SUBJECT TO AIRCRAFT OVER FLIGHTS, NOISE AND VIBRATIONS.

STATE OF TEXAS  
COUNTY OF NUECES

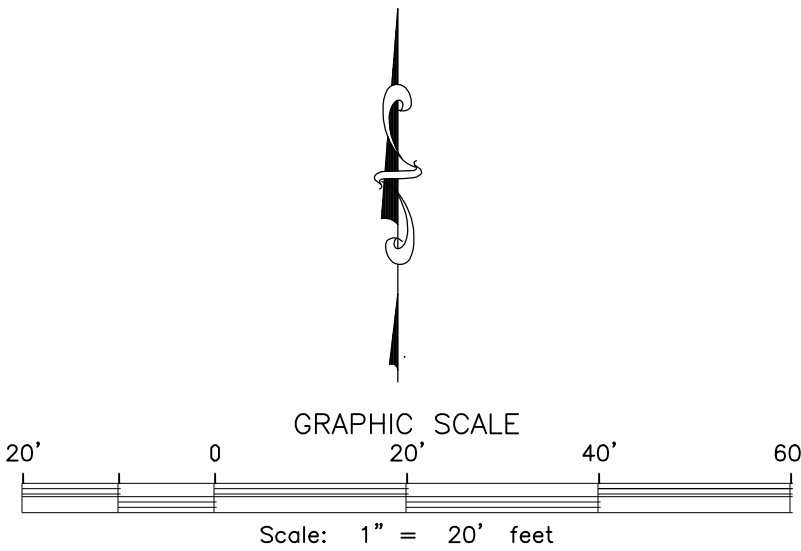
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2025

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

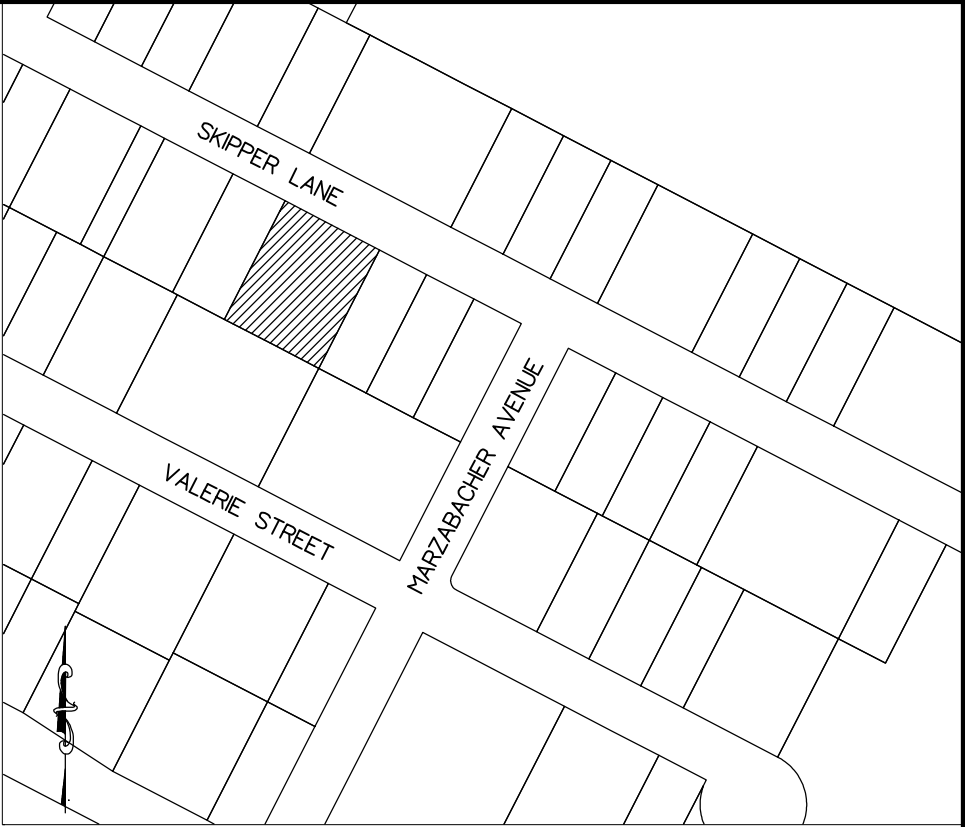


TEXAS GEO TECH  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 240116  
FEBRUARY 25, 2025

PLAT OF:  
FLOUR BLUFF HEIGHTS  
BLOCK 4, LOT 13R AND 14R

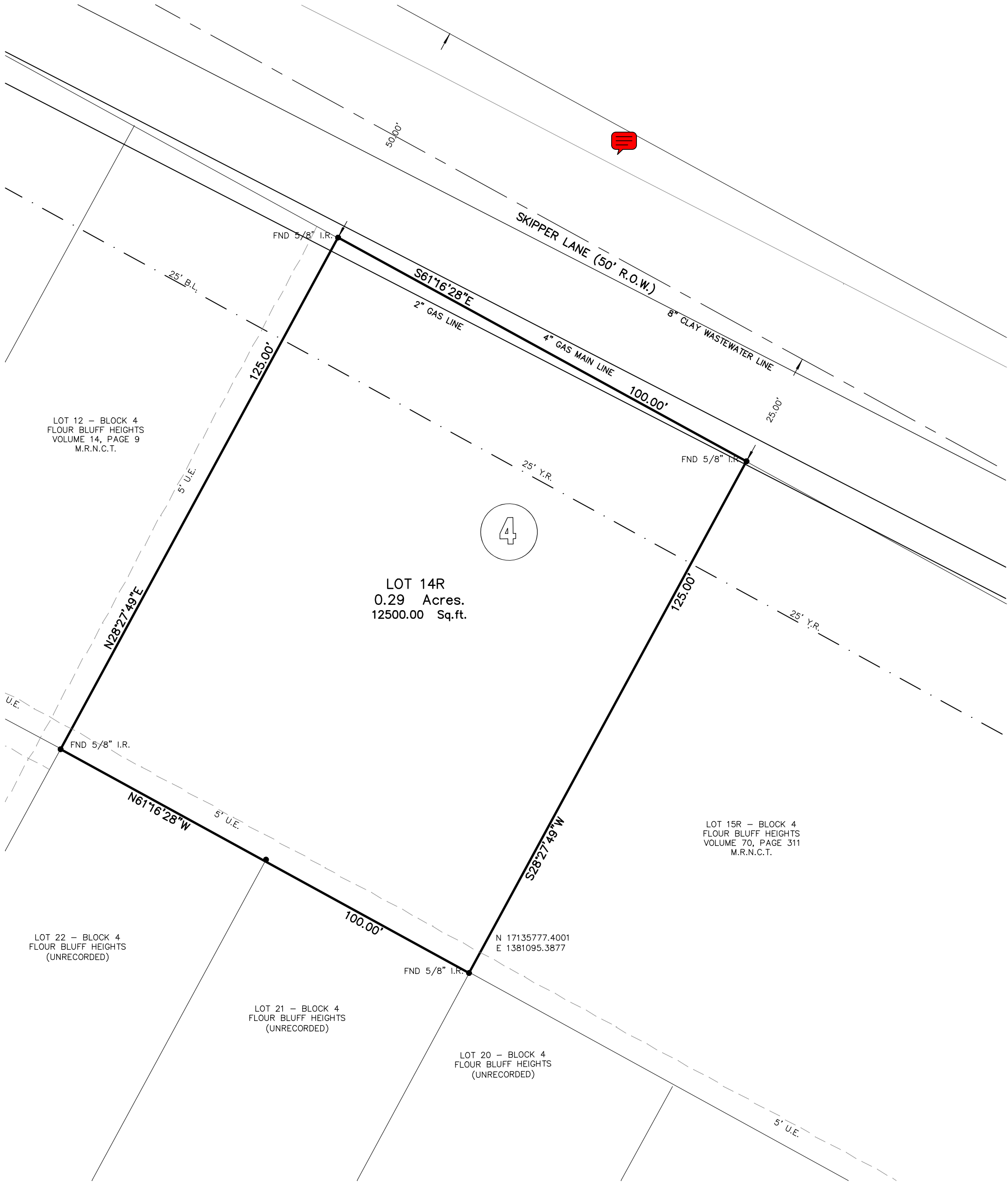
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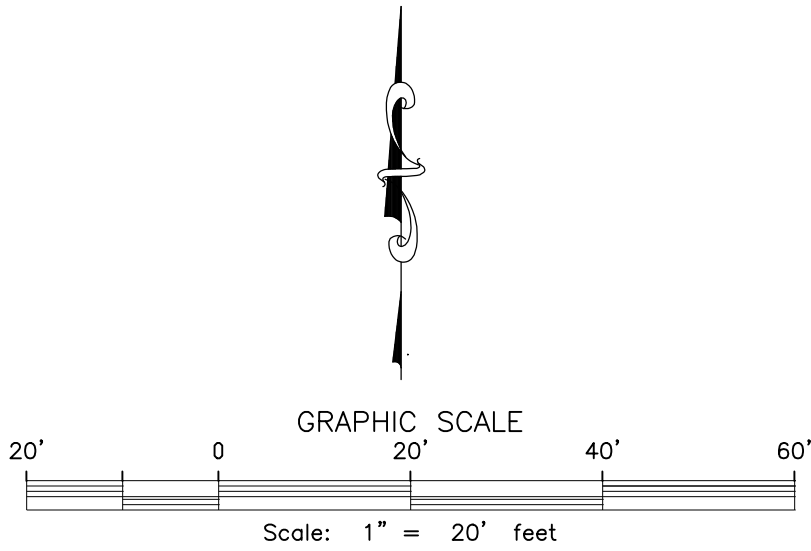
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UTILITY MAP



TEXAS GEO TECH  
LAND SURVEYING, INC  
5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 240116  
FEBRUARY 25, 2025

STATE OF TEXAS  
COUNTY OF NUECES

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CHRISTOPHER MONTALVO, MEMBER

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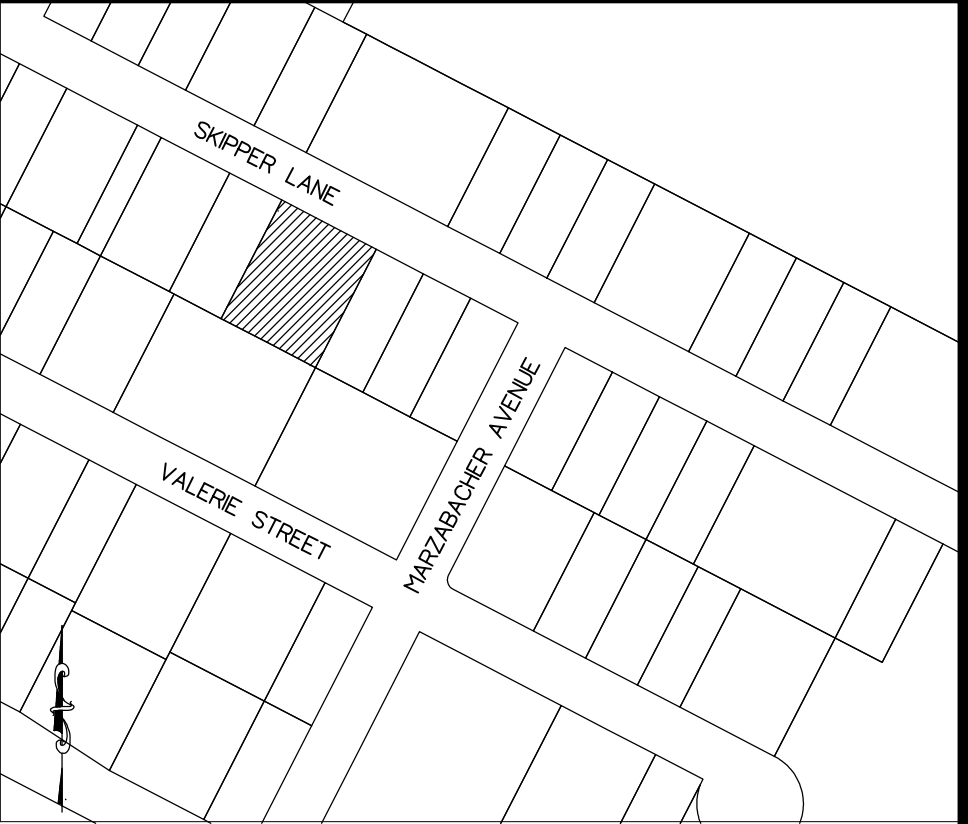
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NOT TO SCALE

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- 8) DURING THE DEVELOPMENT OF THE SITE ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8.A, 8.2.8.B, AND ID1 3.05 RESULTING IN NO ADVERSE IMPACTS BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.
- 9) THE ELECTRICAL TRANSMISSION LINES ALONG THE WEST BOUNDARY ARE WITHIN A BLANKET EASEMENT (VOL 578 PG 268).

STATE OF TEXAS  
COUNTY OF NUECES

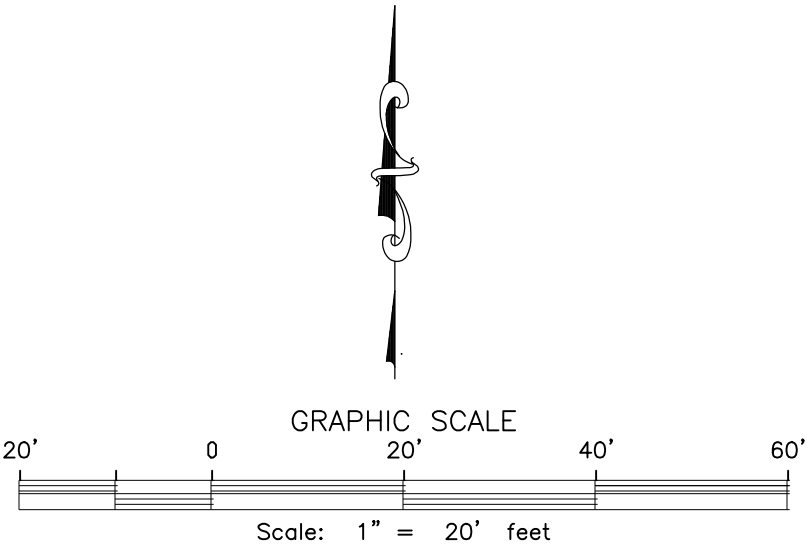
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KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

\_\_\_\_\_, 2024

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 # 250209  
FEBRUARY 25, 2025

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 14, 2025**

**PROJECT:** PL8633

**Heritage Crossing Planned Unit Development Replat of 6.50 Ac. Creating 44 Lots** Located: South of Kleberg Ave, and east of Cimarron Blvd.

**Zoned:** RS-4.5 PUD

**Owner:** Mandel Family Homes

**Surveyor:** York Engineering

The applicant proposes to plat the property into 44 lots for sale. The submitted Final plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval.



## **Merged Document Report**

**Application No.: PL8633**

Description :	
Address :	3501 DE ZEVALA CORPUS CHRISTI TX 78414
Record Type :	PLAT

### Submission Documents:

<b>Document Filename</b>
Final Plat - Heritage Crossing PUD (2).pdf
Heritage Crossing PUD Utility Plan.pdf
Heritage Crossing Estates_DAM calcs.pdf

### Comment Author Contact Information:

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

### General Comments



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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
31	P002	Note	Marcos Castaneda : Default	Closed	does not show mitigation per IDM 3.05 No adverse impacts and show how the post developed flows will not exceed the pre developed flows	
14	P002	Note	Alex Harmon : DS	Closed	Consider renumbering General Notes for consistency.	
15	P002	Callout	Alex Harmon : DS	Closed	Adjust overlapping labels. (Lot 83, Block 1)	
16	P002	Note	Alex Harmon : DS	Closed	<p>4/25/25 UPDATE: Master Channel 27 Drainage Improvements appear to have taken into account that this area would be developed.</p> <p>Site still needs to comply with IDM 3.05 No adverse impacts and show how the post developed flows will not exceed the pre developed flows leaving the site. Habitable structures must be mitigated to the 100 yr-storm event, per UDC 8.2.8.</p>	
17	P002	Note	Alex Harmon : DS	Closed	Informational: Per Municode Sec 14-1108, Autocad DWG or DXF format is required for plats prior to recordation.	
19	P002	Note	Alex Harmon : DS	Closed	Informational: Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans.	
1	P002	Note	Mark Zans : LD	Closed	RTA comment- PL8633 – a final plat of 6.5 Ac. of Heritage Crossing P.U.D. with an RS-4.5 residential PUD or Planned Unit Development zoning district designation--This plat is located along and immediately adjacent to inbound bus stop 2552 served by existing CCRTA Route 26 Airline/Lipes. Any future site development or construction from Cimmaron onto the subject property such as a	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					temporary drive or accessway shall not conflict with this existing bus stop. Should any adjustments be required or a request for any alteration of this bus stop, a future meeting with CCRTA and Del Mar College Administrative staff to discuss necessary or desired alterations will be warranted.	
2	P002	Note	Mark Zans : LD	Closed	Plat is a Final plat.	
4	P002	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 4//16/2025. The deadline for revisions to be submitted is 4/7/2025	
5	P002	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
6	P002	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.	
7	P002	Callout	Mark Zans : LD	Closed	Change title to Secretary	
8	P002	Callout	Mark Zans : LD	Closed	Remove surveyor's note 2	
9	P002	Note	Mark Zans : LD	Closed	Add note for floodplain information using FIRM map dated 10/13/2022.	
10	P002	Note	Mark Zans : LD	Closed	Gas comments - Gas company request gas line easements along the rear lot lines of lots 1 thru 22. Easement will be five feet each side of the lot lines for a total of ten feet wide.	
11	P002	Note	Mark Zans : LD	Closed	<p>Fire comments-</p> <p>1□Infor.□Water Distribution Standards: Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>2□Infor.□507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>3□Infor.□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>4□Infor.□D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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>5 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>6 Infor. Note: An accessible road and a suitable water supply is required before going vertical with any structure.</p> <p>7 Infor. 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>8 Infor. 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>9 Infor. "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>Infor. "Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in."</p> <p>10 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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>maintained.</p> <p>11 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>12 Plat 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>13 Plat Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Note: Cul-de-sac dimensions are required to have at least a 96 ft. diameter.</p>	
12	P002	Note	Mark Zans : LD	Closed	Be advised that Lot 3 Block 2 is below the 4,200 Square feet minimum for a lot in this PUD.	
13	P002	Note	Mark Zans : LD	Closed	Lots 19 thru 22, replace radius dimension with length dimension.	
20	P002	Note	Mark Zans : LD	Closed	<p>Traffic comments 1-8</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: 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>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</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>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:□Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A</p> <p>6□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>7□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> <p>8□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>	
21	P002	Note	Mark Zans : LD	Closed	Traffic comments 9-13	



Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<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 on an existing street (city owned street), 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 restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street &gt; 6 years or PCI &lt; 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>12□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements. Table 6.2.2 Street Right-of-Way Dimension Standards"</p> <p>13□Informational:□Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p>	
22	P002	Note	Mark Zans : LD	Closed	Expand 10' Utility easement to 15' as per previous plat.	
23	P002	Callout	Mark Zans : LD	Closed	Correct page number should be 905	
26	P002	Note	Mark Zans : LD	Closed	<p>Park fee: 44lots x 426.50 = \$20,350.00</p> <p>Residential Dwelling Units discussed in plat list a total of (44) dwelling units. Subject amount likely to change, at time of potential change fees will be reevaluated and properly adjusted to reflect any changes made from initial units.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
27	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
28	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please provide proposed typical sections for 50' R.O.W and 40' R.O.W for review when available.	
29	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - The developer shall be required to utilize the most stringent of sections per classification of roadway without a Geotech report validating the soil type. Please refer to IDM when constructing pavement section. If possible, are there any plans/as-builts for the surrounding area (Kleberg Boulevard and De Zavala St.)? We would like to review to assess the current typical section that is present.	
30	P002	Note	Justin Phung : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
25	P002	Note	Carter Miska : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	



LOCATION MAP  
SCALE: 1" = 1,000'

STATE OF TEXAS  
COUNTY OF NUECES

WE, MANDEL FAMILY HOMES, 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 \_\_\_\_\_ 2025.

BRIAN MANDEL

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRIAN MANDEL

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 \_\_\_\_\_ 2025.

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

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 \_\_\_\_\_ 2025.

CYNTHIA SALAZAR-GARZA  
VICE CHAIRMAN

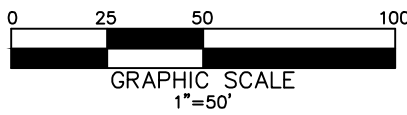
MICHAEL DICE  
SECRETARY

# FINAL PLAT OF HERITAGE CROSSING P.U.D.

BEING A REPLAT OF BLOCK 1, LOT 66, HERITAGE CROSSING ESTATES UNIT 1  
AS RECORDED IN VOLUME 68, PAGE 905, MAP RECORDS OF NUECES COUNTY, TEXAS

## LEGEND

- 1/2 INCH IRON ROD SET  
W/ BLUE PLASTIC CAP "JCARR 6458"
- 1/2 INCH IRON ROD SET  
W/ BLUE PLASTIC CAP "JCARR 6458"  
(START/END OF CURVE)
- 5/8 INCH IRON ROD FOUND



- SURVEYOR'S NOTES:
1. THE TOTAL AREA TO BE PLATTED CONTAINS 6.51 ACRES OF LAND.
  2. A 1/2" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
  3. GRID COORDINATES, BEARINGS, AND/OR DISTANCES SHOWN HEREON ARE HORIZONTALLY 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. BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS LOCATED IN ZONE 'X' PER FEMA FIRM MAP NUMBERS 48355C0520G & 48355C0540G EFFECTIVE 10/13/2022.

- GENERAL NOTES:
1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO CREEK AS "CONTACT RECREATION" USE.
  2. 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 033586 ON 02/18/2025.
  3. DEVELOPMENT STANDARDS NOT EXPLICITLY ADDRESSED IN THE GOVERNING PUD SHALL COMPLY WITH THOSE OUTLINED IN THE UNIFIED DEVELOPMENT CODE.
  4. PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.
  5. DURING DEVELOPMENT OF THE PROPERTY, ANY INCREASE IN RUN-OFF MUST BE MITIGATED IN ACCORDANCE WITH CITY CODES AND ORDINANCES.

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 \_\_\_\_\_ 2025.

BRIA WHITMIRE, PE, CFM, CPM  
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

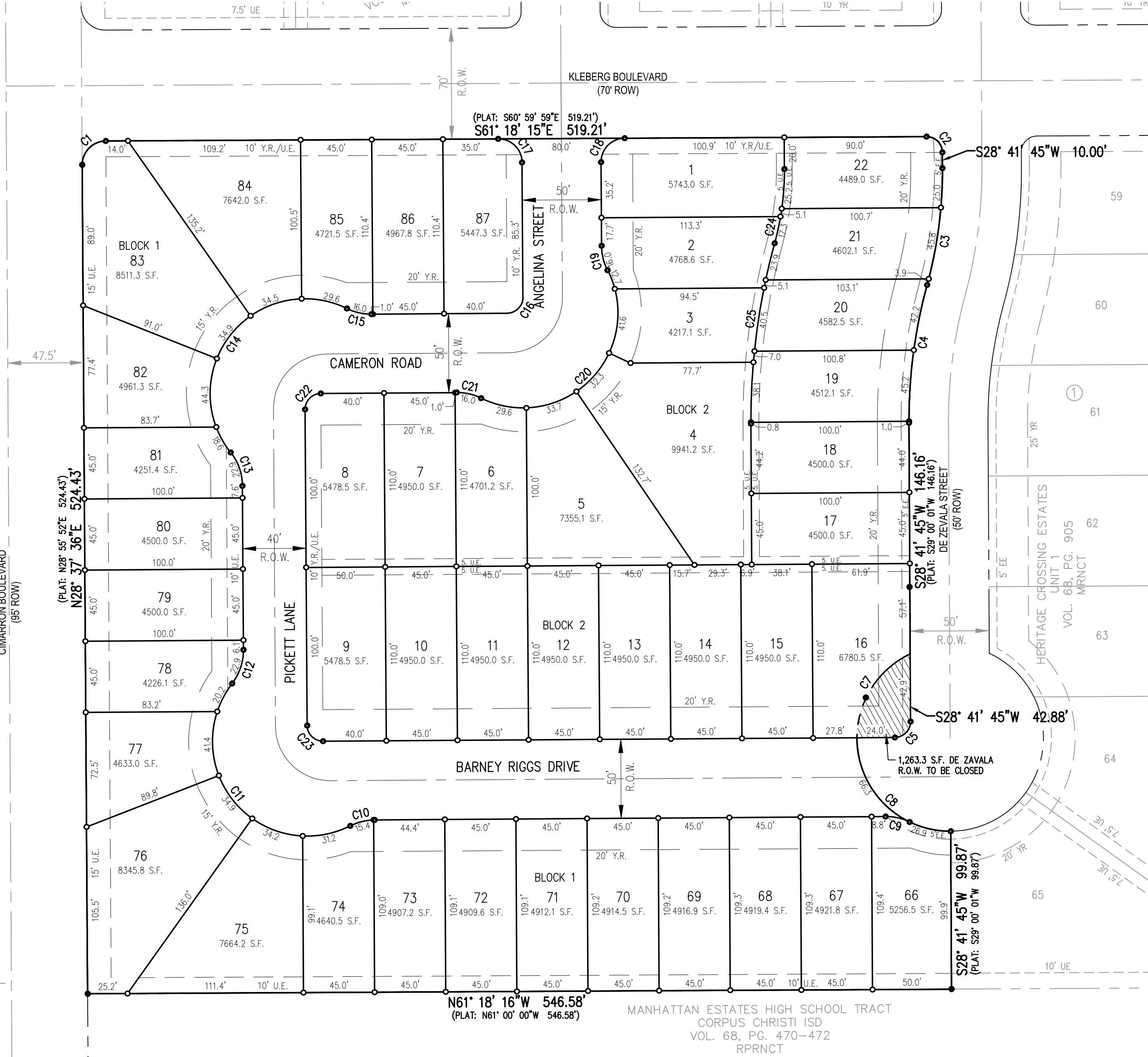
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M.

\_\_\_\_\_, 2025

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



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	23.58	15.00	90.07	S73° 39' 40"W	21.23
C2	15.71	10.00	90.01	N16° 17' 54"W	14.14
C3	74.70	275.00	15.56	N36° 28' 39"E	74.47
C4	88.28	325.00	15.56	S36° 28' 40"W	88.01
C5	15.70	10.00	89.93	N73° 39' 40"E	14.13

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C7	66.31	59.00	64.40	S61° 23' 58"W	62.88
C8	93.17	59.00	90.48	S16° 02' 30"E	83.79
C9	15.76	34.50	26.18	N48° 17' 04"W	15.63
C10	16.01	34.50	26.60	N74° 40' 19"W	15.87
C11	161.86	60.00	154.56	S10° 41' 17"E	117.06

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C12	22.86	34.50	37.97	N47° 36' 37"E	22.45
C13	22.86	34.50	37.97	N9° 38' 34"E	22.45
C14	161.86	60.00	154.56	S67° 56' 28"W	117.06
C15	16.01	34.50	26.60	S48° 04' 30"E	15.87
C16	15.71	10.00	90.00	N73° 37' 36"E	14.14

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	23.54	15.00	89.93	N16° 20' 20"W	21.20
C18	23.58	15.00	90.07	S73° 39' 40"W	21.23
C19	16.01	34.50	26.60	S15° 19' 41"W	15.87
C20	149.95	60.00	143.19	N73° 37' 36"E	113.86
C21	16.01	34.50	26.60	N48° 04' 30"W	15.87

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C22	15.71	10.00	90.00	S73° 37' 36"W	14.14
C23	15.71	10.00	90.00	S16° 22' 24"E	14.14
C24	47.54	175.00	15.56	S36° 28' 39"W	47.39
C25	115.44	425.00	15.56	S36° 28' 40"W	115.09

REVISED: 4/11/2025  
SUBMITTED: 2/26/2025

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 14, 2025**

**PROJECT:** PL8542

**Corpus Christi Holly Addition (Preliminary Plat of 1.14 acres)**

Located: Southwest corner of Holly Road and Rodd Field Road

**Zoned:** CG-2

**Owner:** MVGG LLC

**Surveyor:** John Cowan & Associates, Inc.

The applicant proposes to record the property and develop the property for commercial uses. The submitted Preliminary Plat satisfies the requirements of the Unified Development Code and State Law, and the Technical Review Committee recommends approval.

**Development Services**

2406 Leopard Street, Corpus Christi, TX 78408

**Date: 05.07.2025****Application Comment Report****Application No. PL8542****Description :****Address :****Record Type : PLAT**Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
1	Andrea Fernandez : DS	Closed	Planning: Plat is a Preliminary plat.	
2	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 2/5 PC. The deadline for revisions to be submitted in good order is 1/27.  UPDATED: Extension received, new PC date	
3	Andrea Fernandez : DS	Closed	Planning: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	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.	



Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
16	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Mitigation 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

**Document: T24-107 RE T24-108 Corpus Christi Holly Add  
02-24-2025.pdf**

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
13	plat	Note	Alex Harmon : DS	Closed	<p>Provided civil plans show an existing 15 ft easement running north and south on the Christ Community Subdivision. Confirm and show document number on plat to ensure construction of wastewater will be allowed.</p> <p>The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)</p>	
20	plat	Note	Andrea Fernandez : DS	Closed	<p>AEP Transmission: There is a Transmission line not noted on this plat and it is owned by LCRA.</p>	
21	plat	Note	Andrea Fernandez : DS	Closed	<p>GIS: GIS has reviewed the PL8542 Corpus Christi Holly Addition, and it does not close within acceptable engineering standards.</p> <p>UPDATED 2/25: Plat meets acceptable engineering standards</p>	
22	plat	Note	Andrea Fernandez : DS	Closed	<p>CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
23	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 1: 1. Street name and width - Provide the name of the street that is perpendicular with Holly Road (Rodd Field).	
24	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 2: 2. ROW width - Need to provide the ROW width along Rodd Field from your applicant's property to the CL.	
25	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 3: 3. Cross Access□If driveway access is going to be utilized across the lots, provide cross access easement per UDC 7.1.8.	
26	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 4: 4. PHT - Informational - Provide the PHT form using 11th edition values if one has not already been provided. "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." (UDC 3.29.4)	
27	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 5 & 6: 5. Driveways - Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode. 6. Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.)	
28	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 7: 7. TXDOT - Informational - Rodd Field is in TxDOT ROW. Please coordinate with TxDOT.	
29	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 8-10: 8. PCI - Informational - Holly is an A1 street with a PCI of 84 between Rodd Field and Joplin. The PCI value applies to the restoration requirements for the street cut policy. The PCI values are current as of 1/03/2025 and are subject to change. 9. Informational - Holly is considered a new street. "New street means the paved portion of the right-of-way that has been constructed, reconstructed or resurfaced with an asphalt overlay, hot in place recycling, full-depth reclamation, reconstruction or other structural street maintenance treatment. "New street" includes all concrete paved streets, streets constructed or structurally resurfaced	

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					during the preceding six (6) years or any street with a pavement condition index greater than eighty (80), as defined herein." (Municode Sec 49-39-2) 10. Informational - Any excavation within Holly ROW will require a variance from the director of public works. "There shall be no excavation in new streets, as defined in this article, without a variance from the director." (Municode Sec 49-47-1)	
30	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 11: 11. ROW - Informational - A ROW permit is required for any work within or encroaching into city ROW. Working without an approved ROW Construction Permit will be considered non-compliant and can be subject to fines and / or citations. (Please refer to Chapter 49, Article 3 for work in the ROW.)	
31	plat	Note	Andrea Fernandez : DS	Closed	Fire comments 1-10: 1PlatNote: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2Plat"Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational." 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. 4Plat507.5.4 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. In this instance, the hydrants are across the street. Hydrants will need to be installed within the 300 ft. requirement on the same side of the street. 5Plat912.2.3 (amendment) If Required--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	

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					<p>6Plat503.1.1 (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>7Plat3310.1 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>8PlatD102.1 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>9Plat503.1.1 (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>10Plat503.2.1 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>	
32	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 11-17:</p> <p>11PlatD103.1 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>12Plat"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>	

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					<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>13□Infor.□"Note: Calculated Turning Radii for Fire Apparatus:  Inside Turn: 20 ft. 3 in.  Curb to curb: 36 ft. 8 in.  Wall to wall: 44 ft. 8 in."</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□Plat□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□Plat□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>17□Plat□Commercial development of the property will require further Development Services review.</p>	
33	plat	Note	Andrea Fernandez : DS	Closed	AEP Texas distribution: no comment.	
34	plat	Note	Andrea Fernandez : DS	Closed	Equistar: no comment.	
35	plat	Note	Andrea Fernandez : DS	Closed	Public Works: PW has no additional comments to the traditional DS comments	
36	plat	Note	Andrea Fernandez : DS	Closed	Parks: Parks and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.	

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37	plat	Note	Andrea Fernandez : DS	Closed	Planning: Remove signature blocks from plat. Preliminary plats do not get recorded.  UPDATED 2/25: Please remove all signature blocks as staff and PC members do not sign prelim plats.	
38	plat	Note	Andrea Fernandez : DS	Closed		
39	plat	Note	Andrea Fernandez : DS	Closed	Planning: In plat description, include pages 42 and 43 as well.	
40	plat	Note	Andrea Fernandez : DS	Closed	Planning: In plat description, remove "of the Enriquez Villareal Survey".	
41	plat	Note	Andrea Fernandez : DS	Closed	Planning; Provide street yard requirement for CG-2 zoning. Per UDC 4.5.3.	
42	plat	Note	Andrea Fernandez : DS	Closed	Planning: Update project location in vicinity map.	
43	plat	Note	Andrea Fernandez : DS	Closed	Planning: Clarify in plat note #1, if total platted area listed contains ROW dedication or not.	
44	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide distance from Center line for Rodd Field Rd.	
45	plat	Note	Andrea Fernandez : DS	Closed	Planning: For west surrounding lot on plat map (sunshine acres sub), remove block # as there is none.	
46	plat	Note	Andrea Fernandez : DS	Closed	Lower Colorado River Authority: This proposed development would appear to include improvements within the LCRA transmission easement along the south side of Holly Road. In order to review and comment on this request, LCRA Engineering requires the LCRA easement and any support structures to be identified on the plans submitted for review, along with a short description of all the improvements being proposed for the LCRA easement. Our review process can take up to sixty (60) days to complete, depending on the issues, however most fall within the 3-6 week range. Once any safety or access concerns are addressed, we issue a Letter of No Objection to the proposed encroachment.  Planning: Applicant/engineer to coordinate with LCRA. If need contact, can be provided by development services.	



- Public Improvement Plans.pdf

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8	C-1	Note	Alex Harmon : DS	Closed	Public Improvement Plans should be uploaded separately with their own application fee into your portal as a public improvement plan. Submit and pay fee for further review and release for construction. Must be submitted before final plat.	
10	C-1	Note	Alex Harmon : DS	Closed	For public improvement plans, provide Texas 811 logo.	
11	C-1	Note	Alex Harmon : DS	Closed	Approval of a preliminary plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	
12	C-1	Note	Alex Harmon : DS	Closed	Per UDC 3.8.5.D. Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
19	C-2	Note	Justin Phung : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
5	C-5	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
6	C-5	Note	Mikail Williams : WTR	Closed	As discussed per the EAM. a 12-inch waterline needs to be extended along Holly from the 12-inch stubout at Rodd Field. Will be on the PI's	
9	C-5	Callout	Alex Harmon : DS	Closed	For public improvments, provide document number for the existing 15' Utility Easementt running north and south.	
14	C-5	Callout	Alex Harmon : DS	Closed	<p>Preliminaary plat shows additional lots to the east. Will wastewater be extended from here? If so, construction should be completed across "frontage" and should an easement be dedicated on this plat to allow wastewater access to additional lots?</p> <p>.The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and</p>	

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					wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)	
15	C-5	Note	Alex Harmon : DS	Closed	Per City IDM 4.03.r. for streets that have 100-ft or greater ROW width or 4 travel lanes or greater, parallel fire protection shall be provided.	
17	C-5	Callout	John Gonzales : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).  City GIS has no record of this MH existing and is only a stub-out main. As discussed in EAM, Wastewater is to extend from the rear easement manhole to the property corner and along the rear property line at maximum depth.	

**Document: Dollar General - Holly Rd., Corpus Christi, TX  
- REV Civil Plans (2).pdf**

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8	C-1	Note	Alex Harmon : DS	Migrated	Public Improvement Plans should be uploaded separately with their own application fee into your portal as a public improvement plan. Submit and pay fee for further review and release for construction. Must be submitted before final plat.	
10	C-1	Note	Alex Harmon : DS	Migrated	For public improvement plans, provide Texas 811 logo.	
11	C-1	Note	Alex Harmon : DS	Migrated	Approval of a preliminary plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat.	
12	C-1	Note	Alex Harmon : DS	Migrated	Per UDC 3.8.5.D. Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
19	C-2	Note	Justin Phung : STREET	Migrated	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	

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5	C-5	Note	Mikail Williams : WTR	Migrated	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
6	C-5	Note	Mikail Williams : WTR	Migrated	As discussed per the EAM. a 12-inch waterline needs to be extended along Holly from the 12-inch stubout at Rodd Field.	
9	C-5	Callout	Alex Harmon : DS	Migrated	For public improvements, provide document number for the existing 15' Utility Easementt running north and south.	
14	C-5	Callout	Alex Harmon : DS	Migrated	<p>Preliminaary plat shows additional lots to the east. Will wastewater be extended from here? If so, construction should be completed across "frontage" and should an easement be dedicated on this plat to allow wastewater access to additional lots?</p> <p>.The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)</p>	
15	C-5	Note	Alex Harmon : DS	Migrated	Per City IDM 4.03.r. for streets that have 100-ft or greater ROW width or 4 travel lanes or greater, parallel fire protection shall be provided.	
17	C-5	Callout	John Gonzales : WW	Migrated	<p>Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p> <p>City GIS has no record of this MH existing and is only a stub-out main. As discussed in EAM, Wastewater is to extend from the rear easement manhole to the property corner and along the rear property line at maximum depth.</p>	

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13	plat	Note	Alex Harmon : DS	Migrated	<p>Provided civil plans show an existing 15 ft easement running north and south on the Christ Community Subdivision. Confirm and show document number on plat to ensure construction of wastewater will be allowed.</p> <p>The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)</p>	
20	plat	Note	Andrea Fernandez : DS	Migrated	<p>AEP Transmission: There is a Transmission line not noted on this plat and it is owned by LCRA.</p>	
21	plat	Note	Andrea Fernandez : DS	Migrated	<p>GIS: GIS has reviewed the PL8542 Corpus Christi Holly Addition, and it does not close within acceptable engineering standards.</p>	
22	plat	Note	Andrea Fernandez : DS	Migrated	<p>CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.</p>	
23	plat	Note	Andrea Fernandez : DS	Migrated	<p>Traffic comment 1: 1. Street name and width - Provide the name of the street that is perpendicular with Holly Road (Rodd Field).</p>	
24	plat	Note	Andrea Fernandez : DS	Migrated	<p>Traffic comment 2: 2. ROW width - Need to provide the ROW width along Rodd Field from your applicant's property to the CL.</p>	
25	plat	Note	Andrea Fernandez : DS	Migrated	<p>Traffic comment 3: 3. Cross Access□If driveway access is going to be utilized across the lots, provide cross access easement per UDC 7.1.8.</p>	
26	plat	Note	Andrea Fernandez : DS	Migrated	<p>Traffic comment 4: 4. PHT - Informational - Provide the PHT form using 11th edition values if one has not already been provided. "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." (UDC 3.29.4)</p>	

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37	plat	Note	Andrea Fernandez : DS	Migrated	Planning: Remove signature blocks from plat. Preliminary plats do not get recorded.	
38	plat	Note	Andrea Fernandez : DS	Migrated	<p>Planning: Clearly label on plat map, proposed lots and blocks.</p> <p>Remove old tract # and old plat name from plat map.</p>	
39	plat	Note	Andrea Fernandez : DS	Migrated	Planning: In plat description, include pages 42 and 43 as well.	
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PRELIMINARY PLAT OF  
**CORPUS CHRISTI HOLLY ADDITION**  
BEING 10.511-ACRES, PART OF TRACTS 7 AND 8 OF THE  
FLOUR BLUFF & ENCINAL FARM & GARDEN TRACTS, RECORDED IN  
VOLUME A, PAGE 41, M.R.N.C.T., OF THE ENRIQUEZ VILLAREAL SURVEY,  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

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

THIS PLATFOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

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

BY: YASIN INVESTMENTS, LLC

\_\_\_\_\_  
LORI A. RASHEED, MANAGING MEMBER

STATE OF TEXAS  
COUNTY OF NUECES

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

AND SEAL OF OFFICE. THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF NUECES

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

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

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

STATE OF TEXAS  
COUNTY OF NUECES

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

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

\_\_\_\_\_  
MICHAEL MILLER, CHAIRMAN

\_\_\_\_\_  
AL RAYMOND, III, A.I.A., SECRETARY

STATE OF TEXAS  
COUNTY OF NUECES

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

TEXAS, HEREBY CERTIFY THAT THE FORGOING MAP DATED THE \_\_\_\_ DAY OF

\_\_\_\_\_, 20 \_\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS

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

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

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

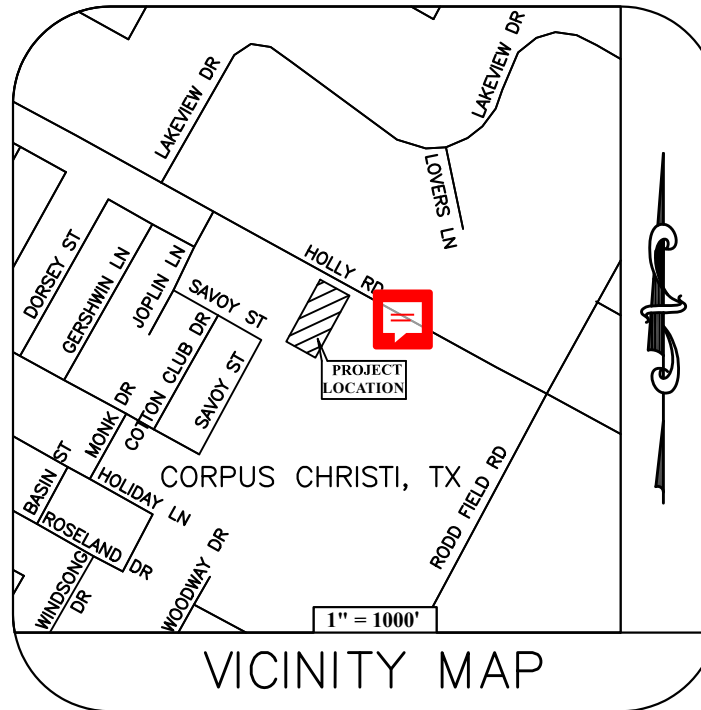
WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN COURPUS CHRISTI,

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

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

\_\_\_\_\_  
KARA SANDS, COUNTY CLERK

\_\_\_\_\_  
DEPUTY



**JOHN COWAN & ASSOCIATES, INC.**

10147 COUNTY ROAD 135, FLINT, TEXAS 75762  
PH: (903) 581-2238 WWW.TXSURVEYS.COM  
FIRM REGISTRATION CERTIFICATION NO. 10025500

**LEGEND**

- 5/8" IR FOUND (SURVEYOR)
- TYPE II DISK FOUND
- 1/2" IR SET W/CAP (J.COWAN & ASSOC.)
- TEMPORARY BENCHMARK
- OPNCT OFFICIAL RECORDS NUECES COUNTY TEXAS
- MRNCT MAP RECORDS NUECES COUNTY TEXAS
- UE UTILITY EASEMENT
- ROW RIGHT-OF-WAY



CORPUS CHRISTI (HOLLY RD) JOB#: T24-108 RE: T24-107

STATE OF TEXAS  
COUNTY OF NUECES

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

Preliminary, this document shall not  
be recorded for any purpose and  
shall not be used or viewed or relied  
upon as a final survey document.  
Release date: 12/13/2024.

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

PLAT NOTES CONTINUE:

- TOTAL PLATTED AREA CONTAINS 10.511 ACRES.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF  
THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE  
AS THE ZONING MAY CHANGE.
- BEARINGS ARE ORIENTED TO GRID NORTH OF THE TEXAS STATE  
PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH 4205,  
SURVEY FEET, SITE ELEVATION DATUM IS NAVD 88.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM  
THIS PROPERTY IS THE OSO BAY BASIN. THE TCEQ HAS  
CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY BASIN AS  
"EXCEPTIONAL" AND "OYSTER WATERS." TCEQ ALSO  
CATEGORIZED THE OSO BAY BASIN AS "CONTACT RECREATION"  
USE.
- THE SUBJECT TRACT LIES IN ZONE "X" AREAS DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL  
EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD  
INSURANCE RATE MAP NO. 4835C0540G WITH A MAP EFFECTIVE  
DATE OF OCTOBER 13, 2022, COUNTY OF NUECES, TEXAS.
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE  
WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING  
THE BUILDING PERMIT PHASE.
- PROPOSED DRIVEWAY ACCESS TO A PUBLIC CITY STREET SHALL  
CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN  
ARTICLE 7 OF THE UDC (UDC 7.1.7).

LINE	BEARING	DISTANCE
L1	S 56°05'11" E	82.17'
L2	S 56°05'11" E	17.56'
L3	N 61°19'23" W	173.91'
L4	N 28°44'30" E	7.50'

**LOT 7  
BLOCK 6**

SUNSHINE ACRES  
SUBDIVISION  
RECORDED IN VOLUME 11, PAGE  
6 OF THE MAP RECORDS OF  
NUECES COUNTY, TEXAS

CALL: LOT SEVEN  
RONALD JICHA ET AL TO  
UNITARIAN UNIVERSALIST  
CHURCH OF CORPUS CHRISTI  
DOC. NO. 2002025758  
MAY 31, 2002

LOT 48A LOT 47A LOT 46A  
SAVOY STREET  
25' R.O.W.  
WINDSONG  
SUBDIVISION, UNIT 2  
RECORDED IN VOLUME 53, PAGE  
164 OF THE MAP RECORDS OF  
NUECES COUNTY, TEXAS

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

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

1.440 ACRES  
62,728.85 Sq. Feet  
**LOT 1  
BLOCK 1**

**LOT 2  
BLOCK 1**  
8.912 ACRES  
388,190.88 Sq. Feet  
**TRACT 7**

FLOUR BLUFF & ENCINAL  
FARM & GARDEN TRACTS  
RECORDED IN VOLUME A, PAGE 41 OF THE MAP  
RECORDS OF NUECES COUNTY, TEXAS

CALL: 10.509 ACRES  
RELATED INVESTORS, LTD TO  
YASIN INVESTMENT, LLC  
DOC. NO. 2022037723  
AUGUST 4, 2022

10.511 TOTAL ACRES  
**TRACT 8**

**LOT ONE**  
CHRIST COMMUNITY SUBDIVISION  
RECORDED IN VOLUME 62, PAGE 89 OF THE MAP RECORDS  
OF NUECES COUNTY, TEXAS

CALL: LOT ONE  
CHRIST COMMUNITY CHURCH  
OF CORPUS CHRISTI TO  
BAYSHORE BIBLE CHURCH OF  
CORPUS CHRISTI  
DOC. NO. 2007034897  
JULY 3, 2007

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 14, 2025**

PROJECT: 22PL1146

Bridges Mill Village Unit 3 – 3<sup>rd</sup> Request for a 12 Month Extension.

Located: North of Saratoga Blvd. and east of Kostoryz, to the north of the high school

Owner: Superior H & H Development

Surveyor: Bass & Welch Engineering

The Planning Commission originally approved the above plat on 11/16/2022. This requests for a 12-month extension and will expire on 11/16/2026, twelve months from the previous approval.

The applicant states:” The purpose of this correspondence is to formally request a 12-month time extension for the plat so that applicant will be getting financing and starting construction soon.

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, SUPERIOR H & H DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF \_\_\_\_\_, THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

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

\_\_\_\_\_  
HAMED MOSTAGHASI, VICE-PRESIDENT

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, VICE-PRESIDENT OF SUPERIOR H & H DEVELOPMENT, LLC,

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

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION.

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

\_\_\_\_\_  
NIXON M. WELSH, R. P. L. S.

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME),

\_\_\_\_\_, (TITLE), OF \_\_\_\_\_

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

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS

NOTES:

1. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN CAPS LABELED BASS AND WELSH ENGINEERING.

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. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.

4. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

5. ALL OF THE SUBJECT SITE IS IN ZONE X "OTHER AREAS" ACCORDING TO FEMA MAP NO. 48355C0510G, EFFECTIVE DATE MAY 30, 2018, STAMPED REVISED PRELIMINARY.

6. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.

7. THE TOTAL PLATTED AREA CONTAINS 12.906 ACRES OF LAND INCLUDING STREET DEDICATIONS.

8. ALL DRIVEWAYS SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UDC.

9. LEGAL DESCRIPTION: A 12.906 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP RECORDS, NUECES COUNTY, TEXAS.

10. SOME LOTS OF THIS PLAT WILL BE SUBJECTED TO AIRCRAFT NOISE AND OVERFLIGHT.

11. BUILDING STRUCTURES ON ALL LOTS IN BLOCK 6 SHALL FRONT ON HAMED STREET AND BACK UP TO WILLIES LANDING DR.

12. THIS PROJECT CONFORMS WITH THE MASTER STORM WATER PLAN.

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

\_\_\_\_\_  
DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_

DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_

M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, INSTRUMENT

NUMBER \_\_\_\_\_. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR

SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST

WRITTEN.

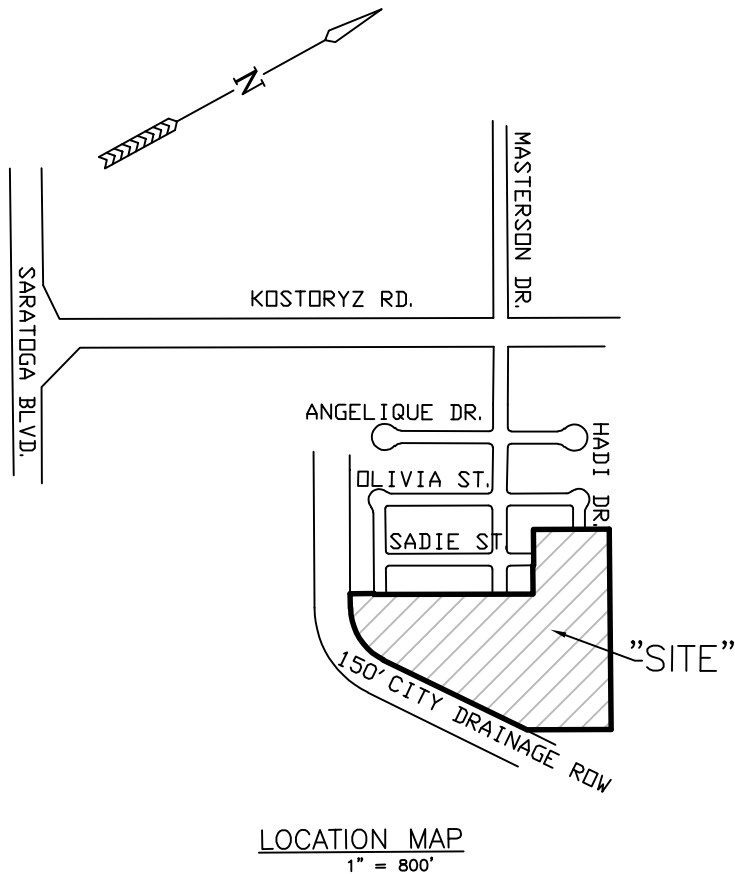
BY: \_\_\_\_\_

DEPUTY

\_\_\_\_\_  
KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS



APPROVED  
NOVEMBER 16, 2022  
PLANNING COMMISSION

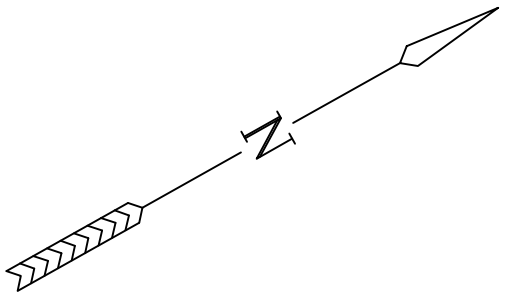
PLAT OF  
BRIDGES MILL VILLAGE UNIT 3  
A 12.906 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOT 6, SECTION 9,  
BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN V. "A", P. 48, MAP  
RECORDS, NUECES COUNTY, TEXAS  
CORPUS CHRISTI, NUECES  
COUNTY, TEXAS

BASS & WELSH ENGINEERING  
TX SURVEY REG. NO 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

FILE: PLAT-SH1  
PLOT DATE: 10/26/22  
JOB NO: 22029  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 1 OF 2



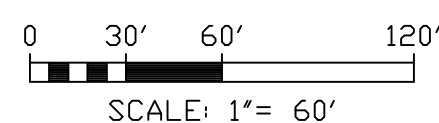
<b>A</b> D=63° 29' 57" R=100. 00' T=61. 88' L=110. 83' CB=N86° 22' 36" E CH=105. 24'	<b>E</b> D=64° 00' 49" R=10. 00' T=6. 25' L=11. 17' CB=N03° 21' 58" W CH=10. 60'	<b>I</b> D=91° 02' 27" R=15. 00' T=15. 27' L=23. 83' CB=N16° 52' 46" W CH=21. 40'	<b>M</b> D=48° 54' 59" R=25. 00' T=11. 37' L=21. 34' CB=S90° 10' 08" W CH=20. 70'	<b>Q</b> D=23° 00' 43" R=450. 00' T=91. 60' L=180. 73' CB=N82° 31' 30" E CH=179. 52'	<b>U</b> D=44° 03' 11" R=75. 00' T=30. 34' L=57. 67' CB=S06° 36' 52" W CH=56. 26'	<b>Y</b> D=41° 24' 35" R=35. 00' T=13. 23' L=25. 30' CB=N82° 03' 50" W CH=24. 75'
<b>B</b> D=63° 29' 57" R=50. 00' T=30. 94' L=55. 41' CB=S86° 22' 36" W CH=52. 62'	<b>F</b> D=64° 00' 49" R=60. 00' T=37. 50' L=67. 03' CB=S03° 21' 58" E CH=63. 60'	<b>J</b> D=89° 09' 38" R=15. 00' T=14. 78' L=23. 34' CB=N73° 13' 16" E CH=21. 06'	<b>N</b> D=46° 01' 20" R=75. 00' T=31. 85' L=60. 24' CB=N31° 36' 58" E CH=58. 64'	<b>R</b> D=96° 07' 24" R=15. 00' T=16. 70' L=25. 16' CB=S32° 38' 58" W CH=22. 32'	<b>V</b> D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=S16° 21' 33" E CH=14. 14'	<b>Z</b> D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=N73° 38' 27" E CH=14. 14'
<b>C</b> D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=S09° 37' 38" W CH=14. 14'	<b>G</b> D=90° 00' 00" R=15. 00' T=15. 00' L=23. 56' CB=S16° 21' 33" E CH=21. 21'	<b>K</b> D=13° 53' 58" R=15. 00' T=54. 85' L=109. 16' CB=S69° 08' 53" E CH=108. 90'	<b>D</b> D=85° 25' 33" R=15. 00' T=13. 85' L=22. 36' CB=N51° 19' 05" E CH=20. 35'	<b>S</b> D=93° 34' 08" R=15. 00' T=15. 96' L=24. 50' CB=N62° 11' 48" W CH=21. 86'	<b>W</b> D=44° 02' 55" R=35. 00' T=14. 16' L=26. 91' CB=N50° 39' 55" E CH=26. 25'	<b>AA</b> D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=N16° 21' 33" W CH=14. 14'
<b>D</b> D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=N80° 22' 22" W CH=14. 14'	<b>H</b> D=90° 00' 00" R=15. 00' T=15. 00' L=23. 56' CB=S73° 38' 27" W CH=21. 21'	<b>L</b> D=81° 48' 31" R=15. 00' T=13. 00' L=21. 42' CB=S35° 11' 37" E CH=19. 64'	<b>P</b> D=36° 53' 20" R=390. 00' T=130. 07' L=251. 10' CB=N80° 50' 40" W CH=246. 78'	<b>T</b> D=44° 03' 11" R=25. 00' T=10. 11' L=19. 22' CB=N6° 36' 52" E CH=18. 75'	<b>X</b> D=175° 27' 30" R=45. 00' T=1134. 79' L=137. 80' CB=N15° 02' 23" W CH=89. 92'	<b>BB</b> D=90° 00' 00" R=10. 00' T=10. 00' L=15. 71' CB=S73° 38' 27" W CH=21. 14'



LOT 6, SECTION 9, BOHEMIAN  
COLONY LANDS, V. A, P. 48, M. R.  
NUECES REAL ESTATE PARTNERSHIP

APPROVED  
NOVEMBER 16, 2022  
PLANNING COMMISSION

PLAT OF  
BRIDGES MILL VILLAGE UNIT 3  
CORPUS CHRISTI, NUECES  
COUNTY, TEXAS



BASS & WELSH ENGINEERING  
TX SURVEY REG. NO 100027-00, TX ENGINEERING  
REG. NO. F-52, 3054 S. ALAMEDA STREET,  
CORPUS CHRISTI, TEXAS 78404

FILE: PLAT-SH2  
PLOT DATE: 10/26/22  
JOB NO.: 22029  
SCALE: 1" = 60'  
PLOT SCALE: SAME  
SHEET 2 OF 2

## Mark Zans

---

**From:** Mike Mostaghasi <hm-homes@outlook.com>  
**Sent:** Friday, April 25, 2025 9:49 AM  
**To:** Mark Zans  
**Subject:** Subject: Request for Plat Expiration Extension – Bridges Mill Village Unit 3 (22PL1146)  
**Attachments:** EXTActionLtr-Bridges Mills Unit 3 (2nd).docx

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

---

Dear Mr. Zans,

I hope you are doing well.

On behalf of Superior H&H Development Inc., located at 4833 Saratoga Blvd, PMB 423, Corpus Christi, TX 78413, I am requesting an extension for the expiration date of the final plat for Bridges Mill Village Unit 3 (Case No. 22PL1146).

We respectfully request that the expiration date be extended from **November 16, 2025, to November 16, 2026.**

The plat covers **12.906 acres**, and the project is located near the intersection of **Bridges Street and Mill Street.**

The reason for this request is that we have not been able to obtain financing due to the uncertain economy.

Thank you for your consideration. Please let me know if any additional information or documentation is needed.

Sincerely,  
Mike Mostaghasi

Superior H&H Development Inc.  
4833 Saratoga Blvd, PMB 423  
Corpus Christi, TX 78413

---

**From:** Mike Mostaghasi <HM-Homes@outlook.com>  
**Sent:** Friday, April 25, 2025 7:45 AM  
**To:** Mike Mostaghasi <hm-homes@outlook.com>  
**Subject:** Letter

Get [Outlook for iOS](#)

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 14, 2025**

PROJECT: 22PL1091

Schcanen Estates West Unit 13 – 4th Request for a 12 Month Extension.

Located: Norchester St and Glenway Dr.

Owner: Superior H & H Development

Surveyor: Bass & Welch Engineering

The Planning Commission originally approved the above plat on 3/20/2024. This requests for a 12-month extension and will expire on 7/25/2026, twelve months from the previous approval.

The applicant states:” The purpose of this correspondence is to formally request a 12-month time extension for the plat so that applicant will be getting finacing and starting construction soon.

## Mark Zans

---

**From:** Mike Mostaghasi <hm-homes@outlook.com>  
**Sent:** Friday, April 25, 2025 9:40 AM  
**To:** Mark Zans  
**Subject:** Request for Plat Expiration Extension – Schanen Estates Unit 13 (22PL1091)  
**Attachments:** 14041 ALL APP 11-06-23.pdf; IMG\_3957.png; PLAT SH 1&2 07-20-22.pdf

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

---

Dear Mr. Zans,

I hope this message finds you well.

On behalf of Superior H&H Development Inc., located at 4833 Saratoga Blvd, PMB 423, Corpus Christi, TX 78413, I am requesting an extension for the expiration date of the final plat for Schanen Estates Unit 13 (Case No. 22PL1091).

We respectfully request that the expiration date be extended from **July 27, 2025, to July 27, 2026**. The plat covers **60 lots over approximately 10.06 acres**, and the project is located near the intersection of **Norchester Drive and Gleway Drive**.

The reason for this request is that we have not been able to obtain financing due to the uncertain economy.

Thank you for your consideration of this request. Please let me know if you need any additional information or documentation. Please let me know where to bring in any payments to thanks

Sincerely,  
Hadi Mike Mostaghasi  
Superior H&H Development Inc.  
4833 Saratoga Blvd, PMB 423  
Corpus Christi, TX 78413

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, SUPERIOR H AND H DEVELOPMENT, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

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

\_\_\_\_\_  
HAMED MOSTAGHASI, MEMBER  
\_\_\_\_\_  
HADI MOSTAGHASI, MEMBER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HAMED MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY HADI MOSTAGHASI, MEMBER OF SUPERIOR H AND H DEVELOPMENT, LLC.

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

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

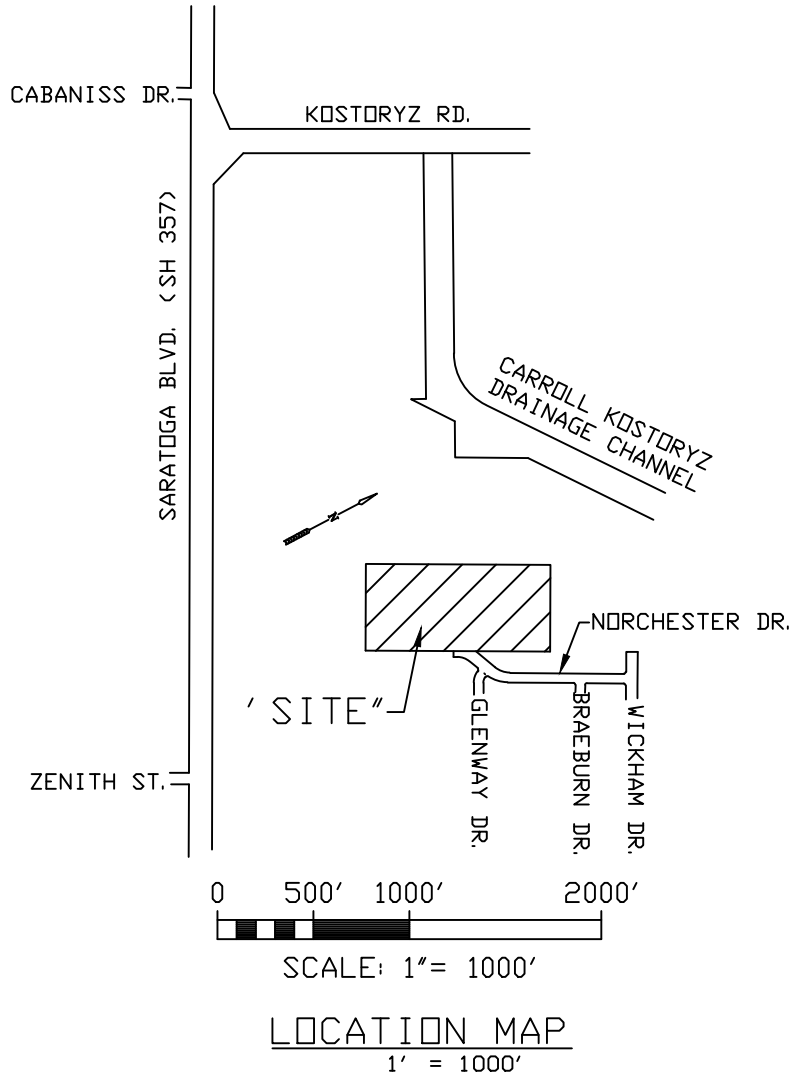
STATE OF TEXAS §  
COUNTY OF NUECES §

I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION, IS TRUE AND CORRECT AND THAT WE HAVE BEEN ENGAGED TO SET ALL LOT CORNERS UPON COMPLETION OF SUBDIVISION CONSTRUCTION IMPROVEMENTS WITHOUT DELAY.

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

\_\_\_\_\_  
NIXON M. WELSH, REGISTERED  
PROFESSIONAL LAND SURVEYOR,  
TEXAS NUMBER 2211

- SET 5/8" IRON RODS AT ALL LOT CORNERS, EXCEPT WHERE OTHERWISE NOTED.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSD CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSD CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSD CREEK FLOWS DIRECTLY INTO THE OSD BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE FOR THE OSD BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- THE SUBJECT SITE IS IN ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485464 0283 C. CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 18, 1985.
- THE SUBJECT SITE CONTAINS 10.006 ACRES INCLUDING STREET DEDICATIONS.
- THE YARD REQUIREMENT AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- ACCESS PROHIBITED ONTO NORCHESTER DRIVE FROM BLOCK 1, LOT 1; BLOCK 2, LOTS 5 & 6; AND BLOCK 3, LOTS 5 & 6.
- THE PROPERTY WILL BE SUBJECT TO AIRCRAFT NOISE, FLYOVERS, AND VIBRATIONS (WITHIN APZ-2).



## PLAT OF SCHANEN ESTATES WEST UNIT 13

A 10.006 ACRE PORTION, MORE OR LESS, OF LOTS 5 & 6, SECTION 9, BOHEMIAN COLONY LANDS, A MAP OF WHICH IS RECORDED IN VOLUME "A", PAGE 48, MAP RECORDS, NUECES CO., TX. AND LOT 2, BLOCK 1, SARATOGA MEDICAL CENTER SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 57, PAGES 78 AND 79, SAID MAP RECORDS AND BEING THE SAME TRACT OF LAND DESCRIBED BY DEED AS CONTAINING 10.000 ACRES IN DOCUMENT NO. 2014027684, OFFICIAL RECORDS OF SAID COUNTY

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22  
COMP. NO.: PLAT-SH1.DWG  
JOB NO.: 14041  
SCALE: 1" = 50'  
PLAT SCALE: SAME  
SHEET 1 OF 2

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME), .

\_\_\_\_\_  
(TITLE), OF \_\_\_\_\_

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

\_\_\_\_\_  
NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

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

\_\_\_\_\_  
BRETT F. FLINT, P.E.  
DEVELOPMENT SERVICES ENGINEER

DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

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

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

\_\_\_\_\_  
DAN DIBBLE  
CHAIRMAN

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

STATE OF TEXAS §  
COUNTY OF NUECES §

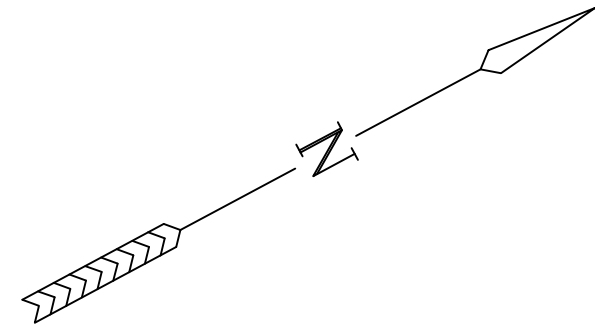
I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME \_\_\_\_, PAGE \_\_\_\_, INSTRUMENT NUMBER \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

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

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





CURVE DATA					
(A) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 24' 32" E CH=14.14'	(B) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N16° 24' 32" W CH=14.14'	(C) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=N73° 35' 28" E CH=14.14'	(D) D=90° 50' 01" R=175.24' T=15.08' L=30.08' CB=S33° 30' 29" W CH=30.04'	(E) D=98° 16' 47" R=10.00' T=11.56' L=17.15' CB=S77° 43' 51" W CH=15.13'	(F) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=N16° 24' 32" W CH=89.82'
(G) D=90° 00' 00" R=10.00' T=10.00' L=15.71' CB=S16° 24' 32" E CH=14.14'	(H) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=S16° 24' 32" E CH=89.82'	(I) D=23° 26' 41" R=125.00' T=25.94' L=51.15' CB=S49° 41' 11" E CH=50.79'	(J) D=78° 44' 16" R=15.14' T=12.42' L=20.81' CB=N77° 19' 58" W CH=19.21'	(K) D=08° 16' 47" R=175.00' T=12.67' L=25.29' CB=N57° 16' 09" W CH=25.27'	(L) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N82° 06' 49" W CH=24.75'
(M) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S82° 06' 49" E CH=24.75'	(N) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=S49° 17' 46" W CH=24.75'	(O) D=76° 23' 20" R=15.00' T=11.80' L=20.00' CB=S00° 13' 50" W CH=18.55'	(P) D=66° 33' 19" R=10.00' T=6.56' L=11.62' CB=N04° 41' 11" W CH=10.97'	(Q) D=41° 24' 35" R=35.00' T=13.23' L=25.30' CB=N49° 17' 46" E CH=24.75'	(R) D=172° 49' 09" R=45.00' T=717.18' L=135.73' CB=N16° 24' 32" W CH=89.82'

BALANCE OF SARATOGA MEDICAL CENTER  
SUBDIVISION, BLK 1, LOT 2,  
V. 57, P. 78 & 79, M.R., CCISD

PORTION BOHEMIAN COLONY LANDS, LOTS 5 & 6,  
SECT 9, V. "A", P. 48, M.R., CCISD

20' DE, DOC. NO.  
2014027682, D. R.

PORTION BOHEMIAN COLONY LANDS, LOTS 6  
& 7, SECT 9, V. "A", P. 48, M.R.,  
NUECES REAL ESTATE PARTNERSHIP

Approved by the Planning  
Commission on July 27, 2022

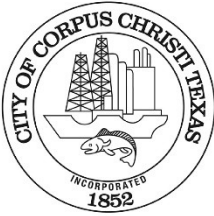
PLAT OF  
SCHANEN ESTATES WEST UNIT 13  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 06/30/22  
COMP. NO. PLAT-SH2 AS PLAT  
JOB NO.: 14041  
SCALE: 1" = 50'  
PLOT SCALE: SAME  
SHEET 2 OF 2

0 25' 50' 100'  
SCALE: 1" = 50'





## **AGENDA MEMORANDUM**

Planning Commission Meeting of May 14, 2025

**DATE:** May 5, 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

### **King's Lake West Subdivision**

Request for a Plat Waiver for half street construction for County Road 43 on the Urban Transportation Plan

### **BACKGROUND:**

On behalf of their client, John Tamez, Pape Dawson is requesting a half street waiver per City of Corpus Christi Unified Development Code (UDC) §8.2.1.F along County Road 43 located west of the proposed Kings Lake West Development.

It is understood that according to the City's Urban Transportation Plan (UTP) the ultimate build-out of County Road 43 is an A2 Secondary Arterial Road. The proposal is to construct the eastern half of the A2 Secondary Arterial Road along site's western frontage with the remaining portion of the A2 section being constructed by future development to the west. A portion of County Road 43 has already been dedicated by King's Lake West, and it is proposed in the master preliminary plat to donate the additionally required right-of-way width. The proposed half street consists of half the standard A2 road section with a pedestrian path to the eastern side of the right-of-way. The western side of the right-of-way would consist of a roadside ditch which will be widened with future ultimate buildout of the A2 road section. The subject property, known as the proposed King's Lake West, is a subdivision of 186.405 acres of land with plans for 520 single family lots.

**This plat waiver request** is to construct a half street for County Road 43, an A2 Arterial 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 43 which is currently a dirt road.
2. Proposed County Road 43 will meet the requirements described in UDC Section 8.2.1F, "Half Street."
3. The layout of the subdivision using this A2 Arterial street is essential to the reasonable development of the subdivision.

#### **Factors Against the waiver request for street and sidewalk construction:**

1. County Road 43 is an A2 Arterial Street in the current Urban Transportation Plan (UTP).
2. Half streets may cause access issues for emergency vehicles and Solid Waste operations

**STAFF RECOMMENDATION:**

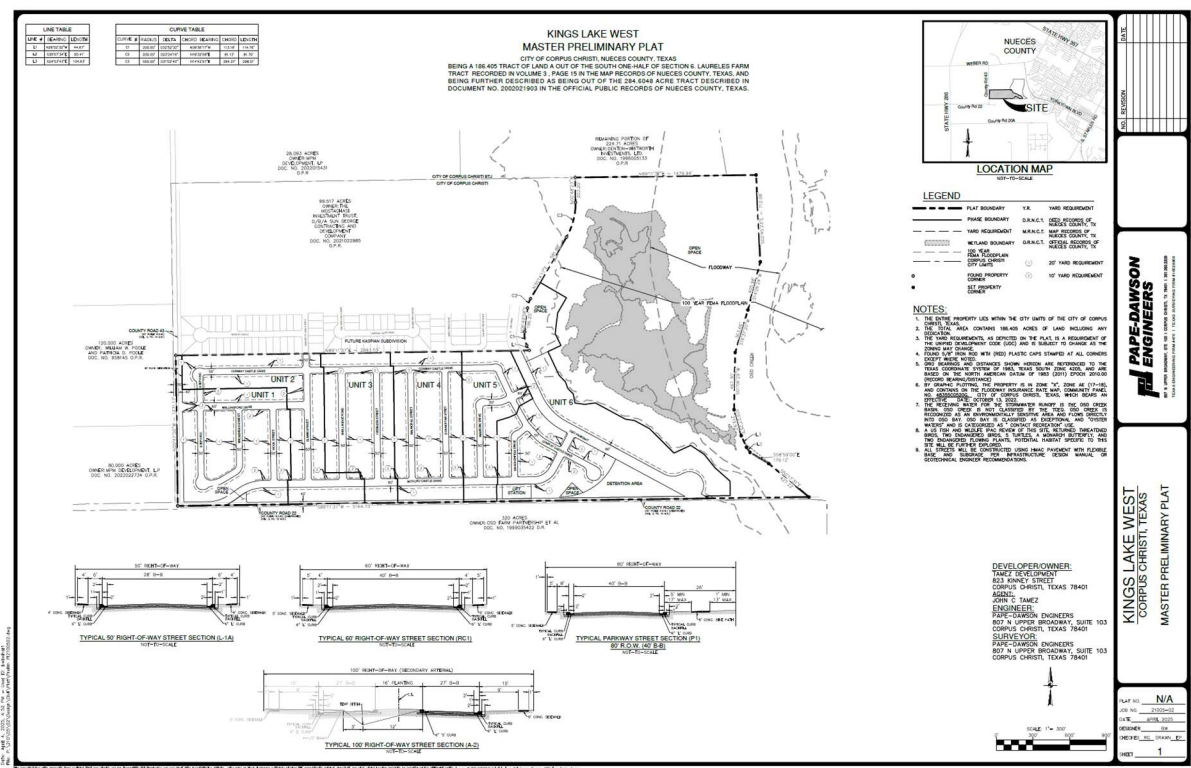
Staff recommends **approval of the waiver** request for the half street construction of County Road 43.

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 – Master Preliminary Plat  
Exhibit B – Waiver Request Letter  
Exhibit C – Urban Transportation Plan  
Exhibit D – PowerPoint Presentation

Exhibit A



## Exhibit B



April 21, 2025

Development Services  
City of Corpus Christi  
2406 Leopard Street  
Corpus Christi, TX 78408

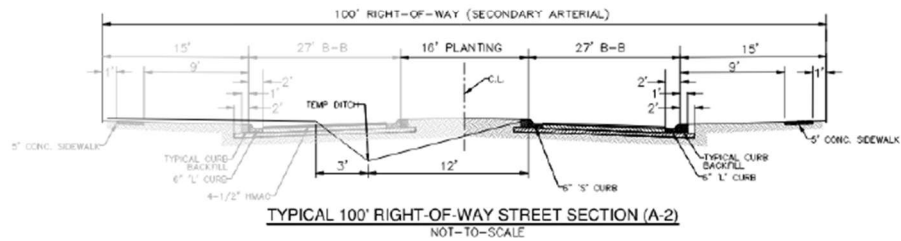
RE: Kings Lake West Master Preliminary Plat: Half Street Waiver Request

To Whom It May Concern:

On behalf of our client, John Tamez, we would like to request a half street waiver per City of Corpus Christi Unified Development Code (UDC) §8.2.1.F along County Road 43 located west of the proposed Kings Lake West Development. It is understood that according to the City's Urban Transportation Plant (UTP) the ultimate build-out of County Road 43 is an A2 Secondary Arterial Road.

We are proposing to construct the eastern half of the A2 Secondary Arterial Road along site's western frontage. The remaining portion of the A2 section will be constructed by future development to the west. A portion of County Road 43 has already been dedicated on our client's property, and is proposed in the master preliminary plat to donate their portion of the required right-of-way width.

The proposed half street will consist of half the standard A2 road section with a pedestrian path to the eastern side of the right-of-way. The western side of the right-of-way will consist of a roadside ditch which will be widened with future ultimate buildout of the A2 road section.



Sincerely,  
Pape-Dawson Consulting Engineers, LLC

*Bo Wisehart*  
Bo Wisehart, P.E.  
Project Manager

\\pape-dawson.com\sat-pd\210\05\02\Word\Letters\250421 Half Street Waiver letter to City.docx

Exhibit C







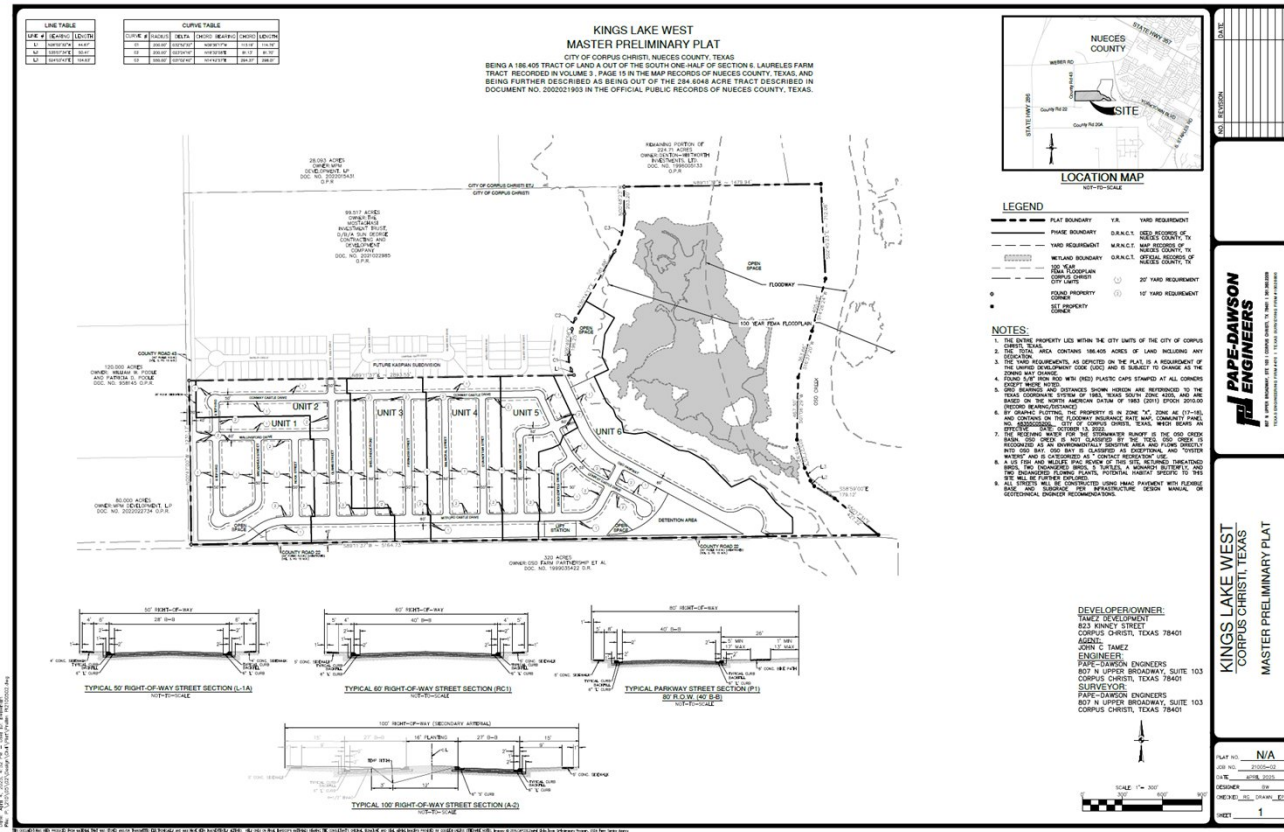
# **King's Lake West Subdivision**

## **Request for Plat Waiver for Half Street Construction**

Planning Commission Meeting  
May 14, 2025



# King's Lake West Subdivision Master Preliminary Plat









# King's Lake West Subdivision Urban Transportation Plan





# King's Lake West Subdivision

## A2 Street Standards

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City of Corpus Christi  
Engineering Services

Infrastructure Design Manual  
Chapter 6-Street Design Requirements

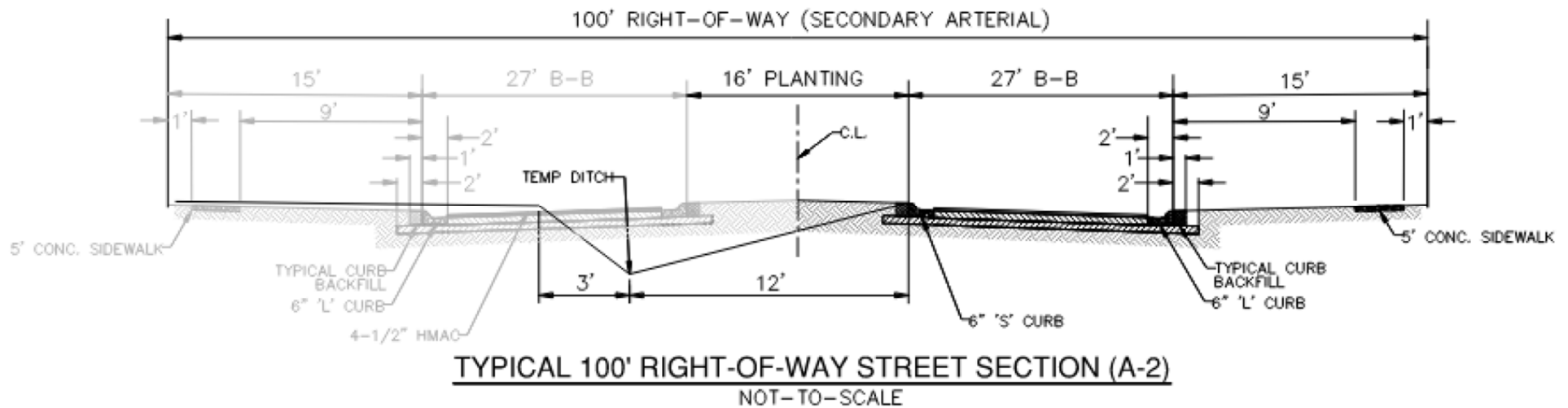
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**Table 6.2.2.B Non-Local Street Standards Table**

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
Secondary Arterial (A2)	100	54	4	Median	1.0 to 1.5	5	15	20,000 – 32,000



# King's Lake West Subdivision Proposed Half Street Construction







# King's Lake West Subdivision Existing Conditions

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# Plat Requirements per UDC

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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.

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## 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

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1. The deviation would allow half-street construction of County Road 43 which is currently a dirt road.
  2. Proposed County Road 43 will meet the requirements described in UDC Section 8.2.1F, "Half Street."
  3. The layout of the subdivision using this A2 Arterial street is essential to the reasonable development of the subdivision.
-





# Factors Against Waiver

---

1. County Road 43 is an A2 Arterial street in the current Urban Transportation Plan (UTP).
  2. Half streets may cause access issues for emergency vehicles and Solid Waste operations
-



# Staff Recommendation

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Staff recommends **approval** of the waiver request for the half street construction of County Road 43.

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

---



**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
May 15, 2025**

**PROJECT:** PL8691

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

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

**Zoned:** RS-4.5

**Owner:** John Tamez

**Surveyor:** Pape Dawson Engineering

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



**Merged Document Report**

**Application No.: PL8691**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
250421b-Prelim PL2100502.pdf

Comment Author Contact Information:

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

[General Comments](#)

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

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P001	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans, which are required at time of final plat	
1	P001	Note	Mark Zans : LD	Closed	Plat is a Master Preliminary Plat	
2	P001	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 5/14/2025 The deadline for revisions to be submitted is 5/5/2025	
3	P001	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.	
8	P001	Note	Mark Zans : LD	Closed	<p>Parks comment: based on 520 units anticipated, fee will be <math>462.50 \times 520 =</math>  \$240,500.00 dollars.</p> <p>Based on the application submitted and the amount of newly proposed residential homes created, the appropriate fees has been calculated. If changes to the number of units occurs fees will affect said changes. Currently, Parks is not accepting dedication in lieu of fees.</p>	

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

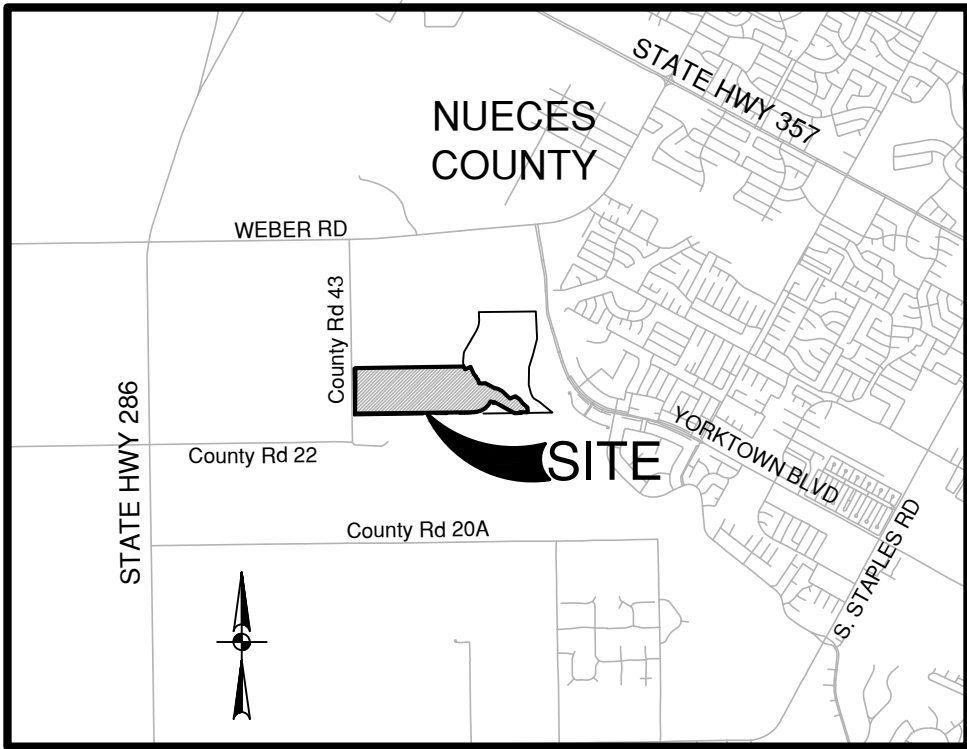
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
19	P001	Note	Justin Phung : STREET	Closed	PW STR: Informational - County Road 22 is a C3 collector under the City's Transportation Plan. Per Table 6.2.2.B of the IDM, a C3 collector shall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

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

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

# KINGS LAKE WEST MASTER PRELIMINARY PLAT

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



LOCATION MAP  
NOT-TO-SCALE

## LEGEND

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

## NOTES:

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

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

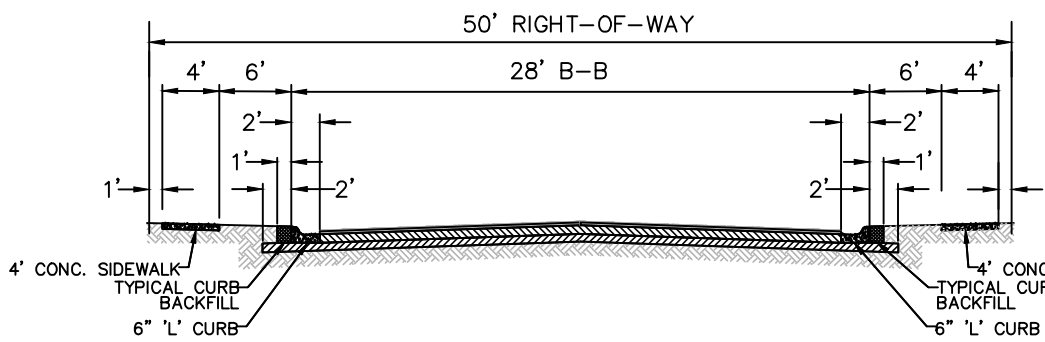
99.517 ACRES  
OWNER: THE MOSTAGHASI INVESTMENT TRUST, D/B/A SUN GEORGE CONTRACTING AND DEVELOPMENT COMPANY  
DOC. NO. 2021022985 O.P.R.

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

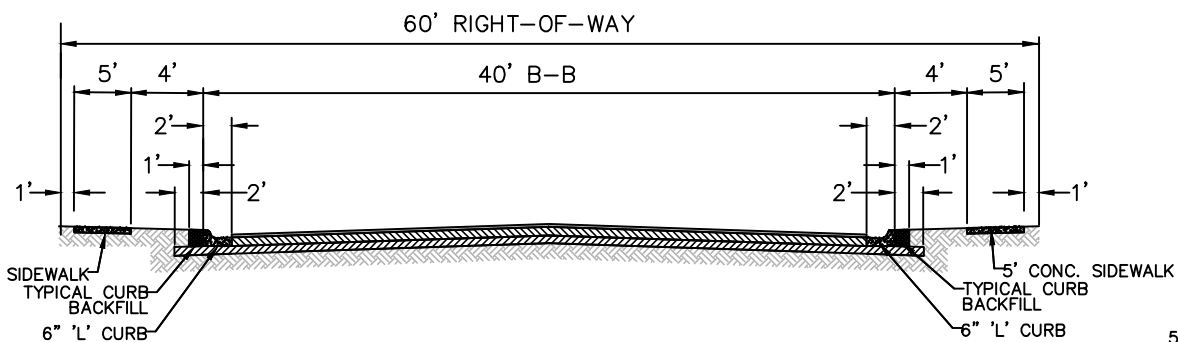
80.000 ACRES  
OWNER: MPM DEVELOPMENT, LP  
DOC. NO. 2022022734 O.P.R.

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

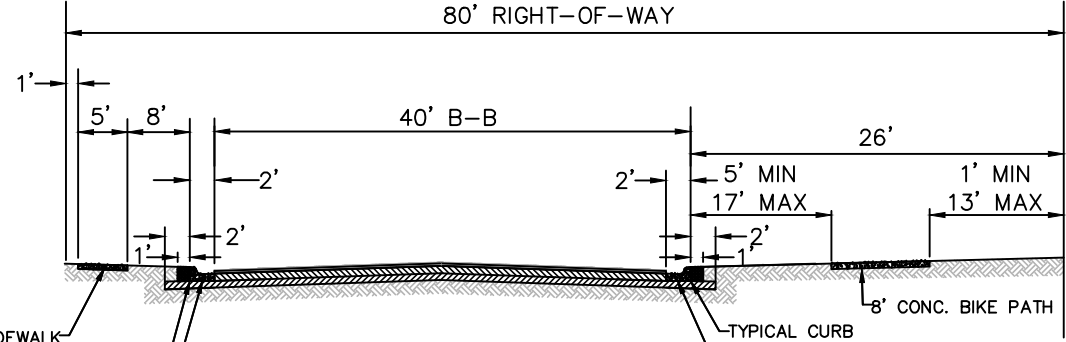
320 ACRES  
OWNER: OSO FARM PARTNERSHIP ET AL  
DOC. NO. 1999035422 D.R.



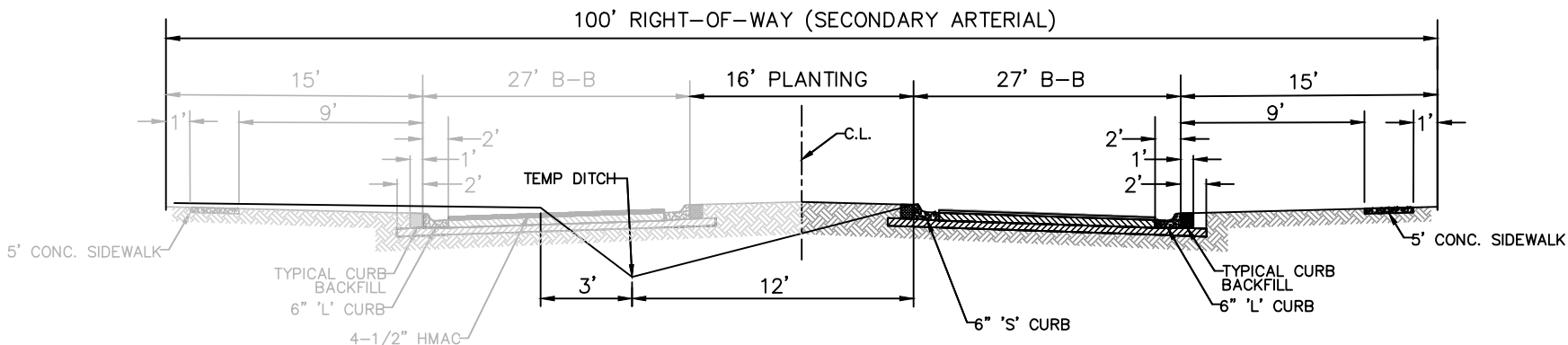
TYPICAL 50' RIGHT-OF-WAY STREET SECTION (L-1A)  
NOT-TO-SCALE



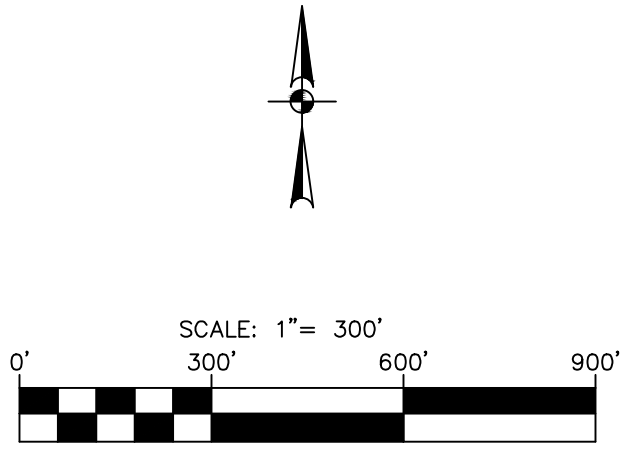
TYPICAL 60' RIGHT-OF-WAY STREET SECTION (RC1)  
NOT-TO-SCALE



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



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



**PAPE-DAWSON ENGINEERS**

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

KINGS LAKE WEST  
CORPUS CHRISTI, TEXAS

MASTER PRELIMINARY PLAT

DEVELOPER/OWNER:  
TAMEZ DEVELOPMENT  
823 KINNEY STREET  
CORPUS CHRISTI, TEXAS 78401

AGENT:  
JOHN C TAMEZ

ENGINEER:  
PAPE-DAWSON ENGINEERS  
807 N UPPER BROADWAY, SUITE 103  
CORPUS CHRISTI, TEXAS 78401

SURVEYOR:  
PAPE-DAWSON ENGINEERS  
807 N UPPER BROADWAY, SUITE 103  
CORPUS CHRISTI, TEXAS 78401

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