



Merged Document Report

Application No.: PL9259

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Plat.pdf

Comment Author Contact Information:

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

[General Comments](#)

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	Plat	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to	

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					<p>neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>F. Permanent monument markers: no</p> <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	
2	Plat	Note	Bria Whitmire : DS	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link	
3	Plat	Note	Mina Trinidad : DS	Closed	Informative Note: Previous plat has a 30' B.L. off South Padre Island Drive and Larcade Drive.	
4	Plat	Note	Mina Trinidad : DS	Closed	(Informational) CCPD has no comments.	
5	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Astound has no objections and does not have any facilities located within the proposed easement to be closed.	
6	Plat	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division)</p>	

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					<p>is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements.</p> <p>All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.)</p> <p>(TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov TXDOT ROW process is the RULIS program (utility tie-ins) David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov Right of Way Utility and Leasing Information System DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>TRAFFIC – PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>Traffic control plans Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p>	
7	Plat	Note	Mina Trinidad : DS	Closed	<p>(Informational) TxDOT: • TxDOT permits will be issued in accordance with access management standards and all applicable state and federal laws, including relevant rules and regulations. Considerations will include access connection spacing, materials, geometrics, accessibility, and other design specifications, as well as the impact on drainage and</p>	

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					<p>hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020).</p> <ul style="list-style-type: none"> • Drainage improvements must accommodate runoff from the upstream drainage area in its anticipated maximum "build-out" or "fully developed" condition and should be designed to prevent overloading the capacity of the downstream drainage system. • If the owner responsible for maintaining the permanent stormwater or water quality control fails to maintain it to TxDOT ROW standards, the owner must rectify the issue. • Any development that anticipates an increase in existing traffic generation may be required to conduct a traffic study. The necessary improvements identified in the traffic study may need to be constructed by the developer, based on TxDOT's discretion and approval, prior to the access connection being establish. 	
8	Plat	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water: Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> <p>Wastewater: Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>	
9	Plat	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: Does not appear to involve State ROW.	
10	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Engineering Services has no comment.	
11	Plat	Note	Mina Trinidad : DS	Closed	<p>Update 05/11/26: Brister Surveying's response to below comment: "Owner working to get gas line relocated." Sent this response comment sheet to Keith R. and he responded with, "Gas has no additional comments for this plat." PDF of Email in attachments.</p> <p>Gas Department: (Keith R.) The Gas Department will need to re-route an existing 2" gas main that is in the utility easement that is being closed. The re-route will cost \$6,046.92 paid before work is done.</p>	
12	Plat	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	

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13	Plat	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
14	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees as no newly proposed residential dwelling unit shown to be applied to plats project scope. Reasoning for plat described as "for new building construction." Plat further proposes the combination of 2 lots for the one, to use for commercial use, then including a close to the 10 foot easement inside the property.	
15	Plat	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
16	Plat	Note	Mina Trinidad : DS	Closed	(Informational) 10' buffer yard required off of the residential side during building permit phase.	
17	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Spectrum is currently aerial in the rear utility easement and sees no conflict within the proposed work zone.	
18	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no comments.	
19	Plat	Note	Mina Trinidad : DS	Closed	(Informational) Public Works - Stormwater: No comments.	
20	Plat	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat: -Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>-If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>-507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion</p>	

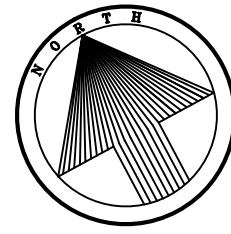
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					<p>of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>-912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>-503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>-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>-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>Information/Note:</p> <p>-A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>1.Where Fire Apparatus Access is constructed to</p>	

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					<p>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>-Development of the property will require further Development Services review.</p> <p>-Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	



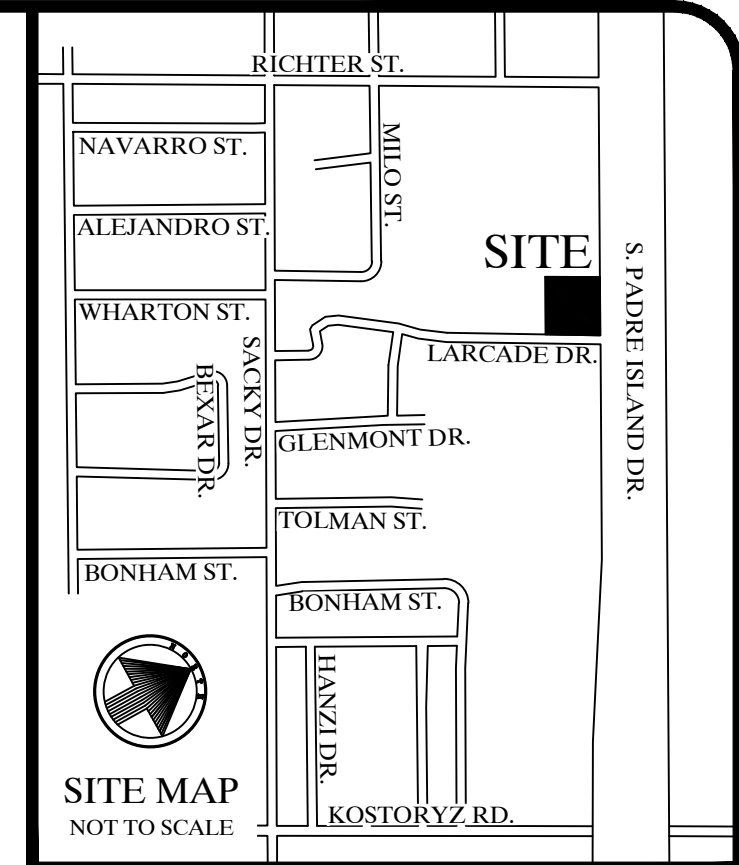
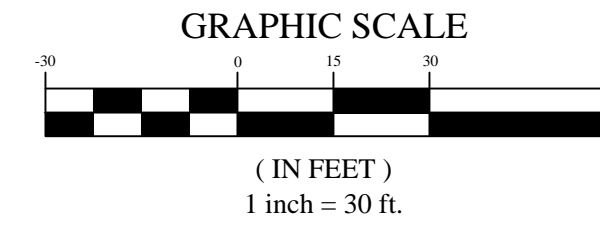
Brister Surveying

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



PLAT OF LEXINGTON VILLAGE LOT 6R

BEING A REPLAT OF THE SOUTH 110.00 FEET OF LOT 7 AND ALL OF LOT 6, "LEXINGTON VILLAGE", AS SHOWN ON THE PLAT RECORDED IN VOLUME 12, PAGE 29, MAP RECORDS NUECES COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACTS OF LAND DESCRIBED IN A DEEDS RECORDED IN DOCUMENT NOS. 2025001954 AND 2025009526, OFFICIAL RECORDS NUECES COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF NUECES

WE, DAOVONE XAYASENE AND ANDREA C. XAYASENE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON, THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND WE ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2026.

DAOVONE XAYASENE
OWNER

ANDREA C. XAYASENE
OWNER

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

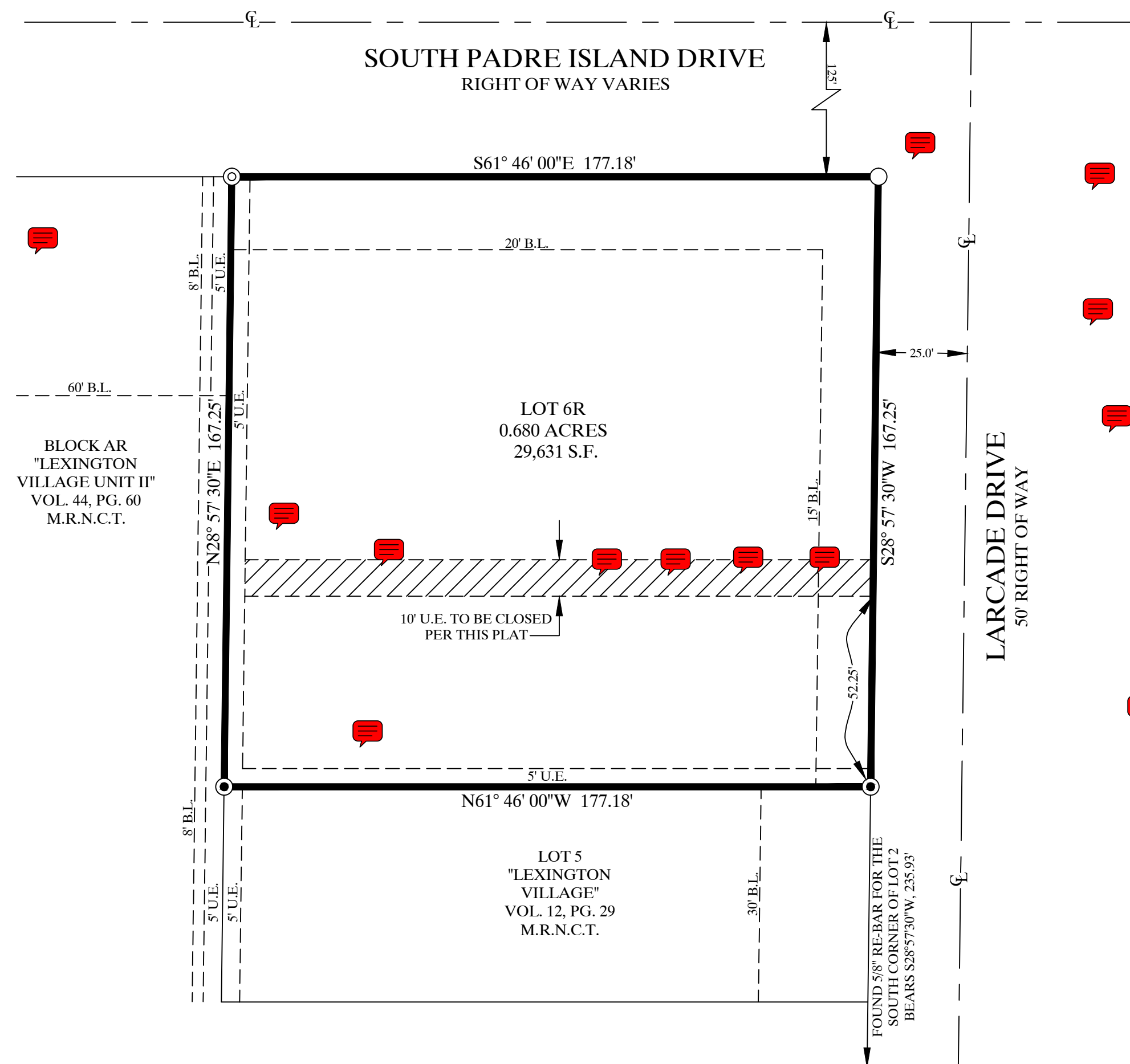
MICHAEL DICE
DIRECTOR

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2026.

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



- ⊙ = SET 5/8" RE-BAR
- ⊗ = FOUND 5/8" RE-BAR
- = FOUND DRILL HOLE

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

STATE OF TEXAS
 COUNTY OF NUECES
 THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.
 THIS THE _____ DAY OF _____, 2026.

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

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

DOCUMENT NO. _____

KARA SANDS
COUNTY CLERK

DEPUTY

- NOTES:
1. 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.
 2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
 3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
 4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
 5. THE TOTAL PLATTED AREA IS 0.680 ACRES.
 6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
 7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.