



## Merged Document Report

**Application No.: PL9056**

Description :	
Address :	
Record Type :	PLAT

### Submission Documents:

Document Filename
251015A UTILITY.R1.pdf
251015A Layout1.R2.pdf

### Comment Author Contact Information:

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

### General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
2	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No, unless existing meter is not usable Fire hydrants: At site development C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No  Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	

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

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
1	P001	Note	Alex Harmon : DS	Closed	<p>12/5/25 UPDATE: Comment response says this was addressed, however, it is not reflected on plat.</p> <p>Per UDC 8.2.3.A.4 increase rear easement from 5 ft to 7.5 ft.</p>	
8	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Davin Davila)</p> <p>12/15/25 Update: ROW Department has reviewed and acknowledge the comments, and we do not have any further comments for this plat.</p> <p>The easement that will be closed on the lot, ROW Department has no objection.</p> <p><b>PLAT - REQUIRES ACTION:</b></p> <ol style="list-style-type: none"><li>1. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li><li>2. Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1)</li></ol> <p><b>INFORMATIONAL: PLAT DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS</b></p> <ol style="list-style-type: none"><li>3. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li><li>4. The developer / applicant can reach out to rowmanagement@cctexas.com for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</li><li>5. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li><li>6. 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).</li></ol>	

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					<p>7. The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter. 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>8. 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>Removed per David Brink/TxDOT: Proposed driveway access to a public maintained by the Texas Department of Transportation (TxDOT) shall conform to TxDOT criteria. The developer and/or agent is responsible for coordination with the local TxDOT Area Office.</p>	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: (David Brink) Leopard Street is no longer State-maintained. It has been formally turned over to the City of Corpus Christi.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT (Lucio Ramos) This plat is not on our state's trunkline system anymore, no comments.	
12	P001	Note	Mina Trinidad : DS	Closed	GIS: (Ziba Abbasian) Plat does not close within acceptable engineering standards.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: The plat in question describes the proposed land use for the plat to be used for a commercial institution. As no newly proposed dwelling units are to be created, no fees are to be applied.	
14	P001	Note	Mina Trinidad : DS	Closed	Change Michael Dice signature to "Director" instead of "Secretary." This change will be for all plats moving forward.	
15	P001	Note	Mina Trinidad : DS	Closed	Change Cynthia Salazar's signature block to "Cynthia Salazar-Garca, Chairperson"	
16	P001	Note	Mina Trinidad : DS	Closed	Ensure Katherine Dain/Dean's last name is spelled correctly throughout plat.	

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20	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along but not immediately adjacent to any existing or foreseeably planned CCRTA bus stops served by either bus Route 27 Leopard or Route 28 Leopard/Navigation.	
21	P001	Note	Mina Trinidad : DS	Closed	Correct "Leopard Street" label within site area location map.	
22	P001	Note	Mina Trinidad : DS	Closed	Insert arrow or notation indicating the shaded area is the site.	
24	P001	Note	Mina Trinidad : DS	Closed	(Informational) Astound: No facilities within easement.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) Frontier: This area is not in Frontier area.	
26	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCPD has no objections.	
27	P001	Note	Mina Trinidad : DS	Closed	(Informational) Spectrum: Charter does not have any facilities in the easement being closed therefore we have no objection.	
28	P001	Note	Mina Trinidad : DS	Closed	15-foot corner yard requirement per CN-1 Neighborhood Commercial District standards.	
29	P001	Note	Mina Trinidad : DS	Closed	Increase site location map text and zoom more into subject property.	
5	U001	Note	Alex Harmon : DS	Closed	Verify alignment of 2" gas line. City records show it on subject lot not neighboring lot.	
6	U001	Note	Alex Harmon : DS	Closed	Show location of water meter that was found during site survey to verify no water construction is required.	
7	U001	Note	Alex Harmon : DS	Closed	Show stormwater line along Lancaster and Leopard	
11	U001	Note	Mina Trinidad : DS	Closed	CCW: (Edgar Diaz Ruiz)  12/15/25 Update: 1. Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). 2. Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).  Please see below CCW's comments: 1. Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). 2. Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
17	U001	Note	Mina Trinidad : DS	Closed	Fire:	

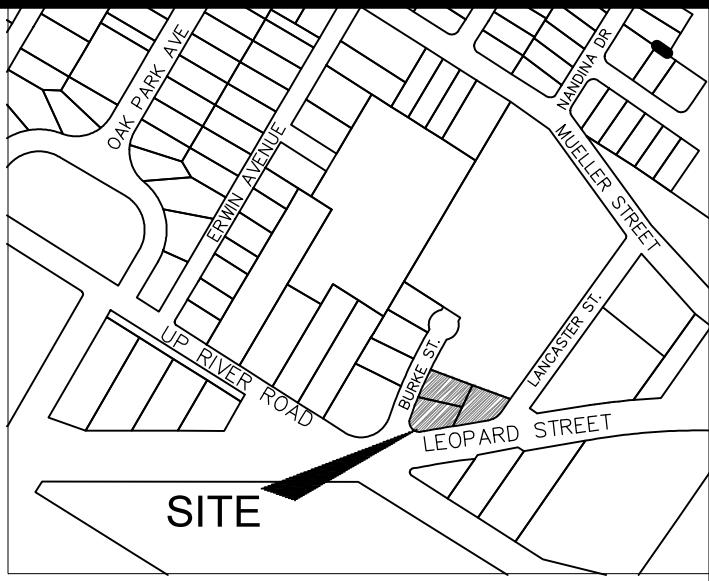
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>(Captain Mark Lewis)</p> <p>1. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational. A fire hydrant will likely be needed.</p> <p>3. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet.</p>	
18	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:</p> <p>(Captain Mark Lewis) Comments 4-12</p> <p>4. 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street. In this instance, the fire hydrant across the street at Leopard and Up River is unavailable for our use.</p> <p>5. 912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water source</p> <p>6. 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>7. D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire</p>	

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					<p>apparatus weighing at least 75,000 pounds.</p> <p>8. 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>9. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>10. 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>11. 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>12. 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>	
19	U001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: (Captain Mark Lewis) Comments 13-16</p> <p>13. 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>14. 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>15. Per Fire Code. Conveyor style pizza ovens are required to have built in suppression systems unless the cooking equipment meets the standards of UL710B.</p> <p>16. Commercial development of the property will require further Development Services review.</p>	
23	U001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department: (Keith Rodriguez) No comment for this plat.	

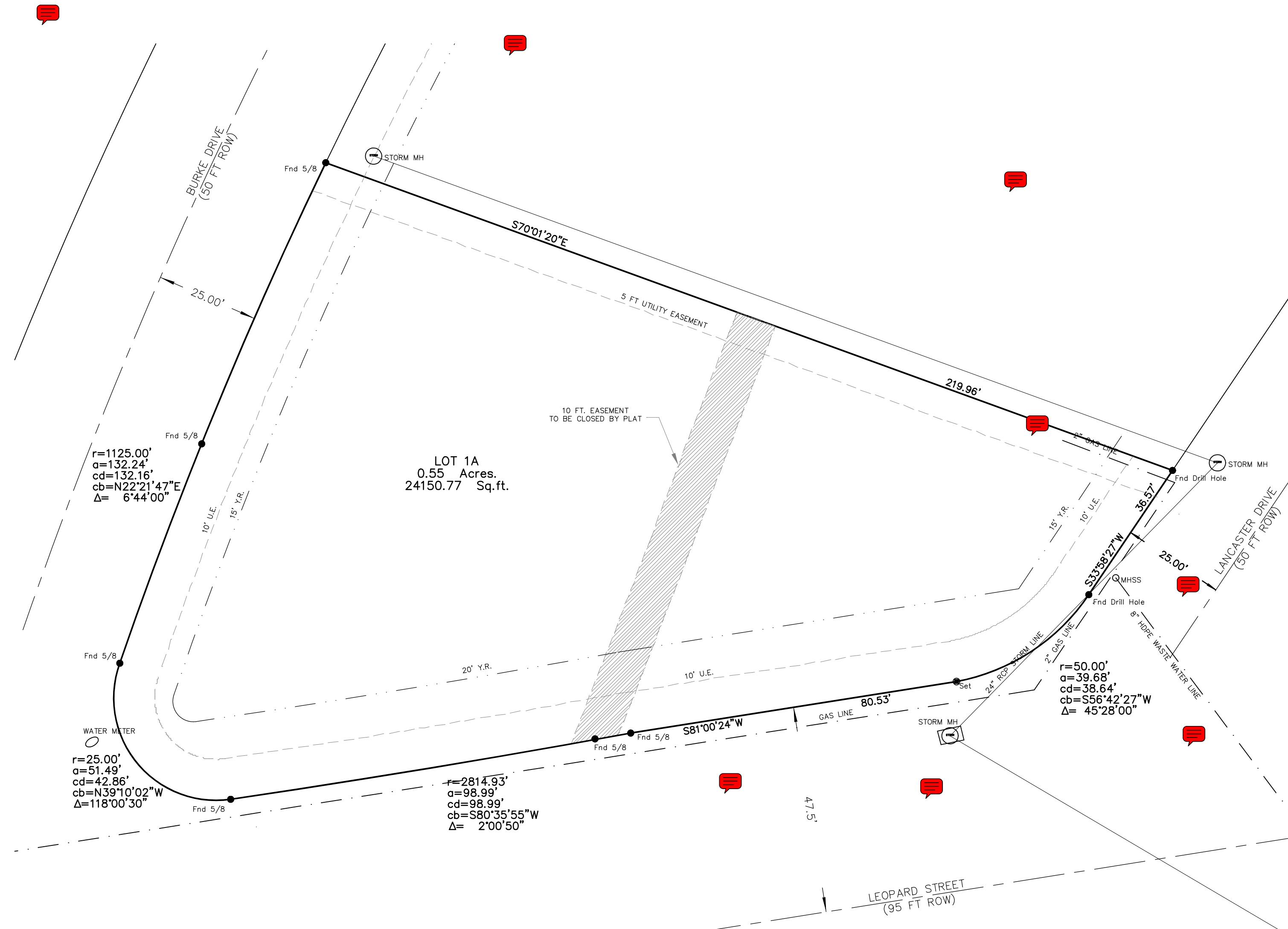


# GENEVA HEIGHTS, BLOCK 2, LOT 1A

BEING A RE-PLAT OF LOTS 1, 2 AND PORTION OF LOT 6, BLOCK 2, GENEVA HEIGHTS, A SUBDIVISION OF THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGE 51, MAP RECORDS OF NUECES COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE  
Scale: 1" = 20' feet

TEXAS GEO TECH  
LAND SURVEYING, INC

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Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 251015  
OCTOBER 27, 2025

UTILITY MAP