



## **Merged Document Report**

### **Application No.: PL9305**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
Updated Plat 6-18.pdf
Utility Plan.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
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**

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along existing CCRTA bus Route 6 Santa Fe/Malls but not immediately adjacent to any existing or foreseeably planned CCRTA bus stops serving this route.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	

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7	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
9	P001	Note	Mina Trinidad : DS	Closed	Include block number within a circle illustrated in the plat drawing.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) Previous plat v31p24 shows 25' street dedication extending from Lot 4 towards S Chaparral St.	
11	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:  Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.  "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual. Fire hydrant every 300 feet and operational."</p> <p>507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings are located more than 150 feet from a fire hydrant shall be provided with approved on-site hydrants and water mains capable of supplying the fire flow require by the fire official. The minimum arrangement being so as to have a hydrant available for distribution of hose to any portion of building on the premises at distances not exceeding 300 feet. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>912.2.3 (amendment) Proximity to Hydrant: Fire department connections (FDC) (if required) for each sprinkler system or standpipe system shall be located not more than 100 feet from the nearest fire hydrant connected to an approved water supply.</p> <p>503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable</p>	

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					<p>temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.</p> <p>D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>503.1.1 (amendment) Buildings and facilities: During construction, when combustibles are brought on to the site in such quantities as deemed hazardous by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained. An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:</p> <p>503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>D103.1 Access Road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <ol style="list-style-type: none"> <li>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</li> <li>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.</li> <li>3. The minimum UDC residential street width is</li> </ol>	

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					<p>28 ft. curb to curb. Any parking along the street that reduces the width to less than 20 ft. is prohibited and the Fire Code Official and will require painting "NO PARKING-FIRE LANE" along one side of the street."</p> <p>Note: Calculated Turning Radii for Fire Apparatus:            Inside Turn: 28 ft.            Curb to curb: 36 ft. 8 in.            Wall to wall: 45 ft.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words:" Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehicles.)</p> <p>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>Development of the property will require further Development Services review.            Any Fire Protection Systems will require Plan Review Submittal to the Fire Marshal's Office.</p>	

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13	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water: Water construction is not required for platting at this time (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).</p> <p>Wastewater: Wastewater construction is not required for platting at this time. (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p>	
14	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The plat did provide adequate ROW dedication as required per the RMP.</p> <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS Proposed Driveway access to public City Street shall conform to access management</p>	

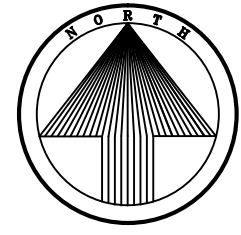
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					<p>standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed driveway details &amp; dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times &amp; 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>	
15	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees are to be applied as no newly proposed residential dwelling unit is to be developed. Project scope does not include a newly proposed residential dwelling unit(s). As such, no fees are to be applied.	
5	U001	Note	Mina Trinidad : DS	Closed	<p>Update 6/22/26: The applicant's response covers the gas comments for the plat.</p> <p>Gas Department: The Gas Department currently has a 2" gas main in the subject property, as shown on the utility layout, that will either require an easement or request in writing from the property owners to be killed at the property line.</p>	
1	P001	Note	Bria Whitmire : ENG	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: no Sidewalks: not at this time, however will be required upon site development 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 neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no</p>	

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					Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
2	P001	Note	Bria Whitmire : ENG	Closed	Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at <a href="#">Link</a>	

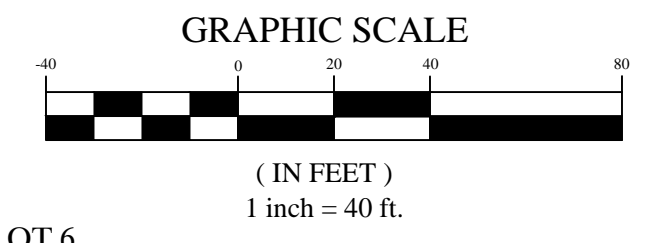


# Brister Surveying

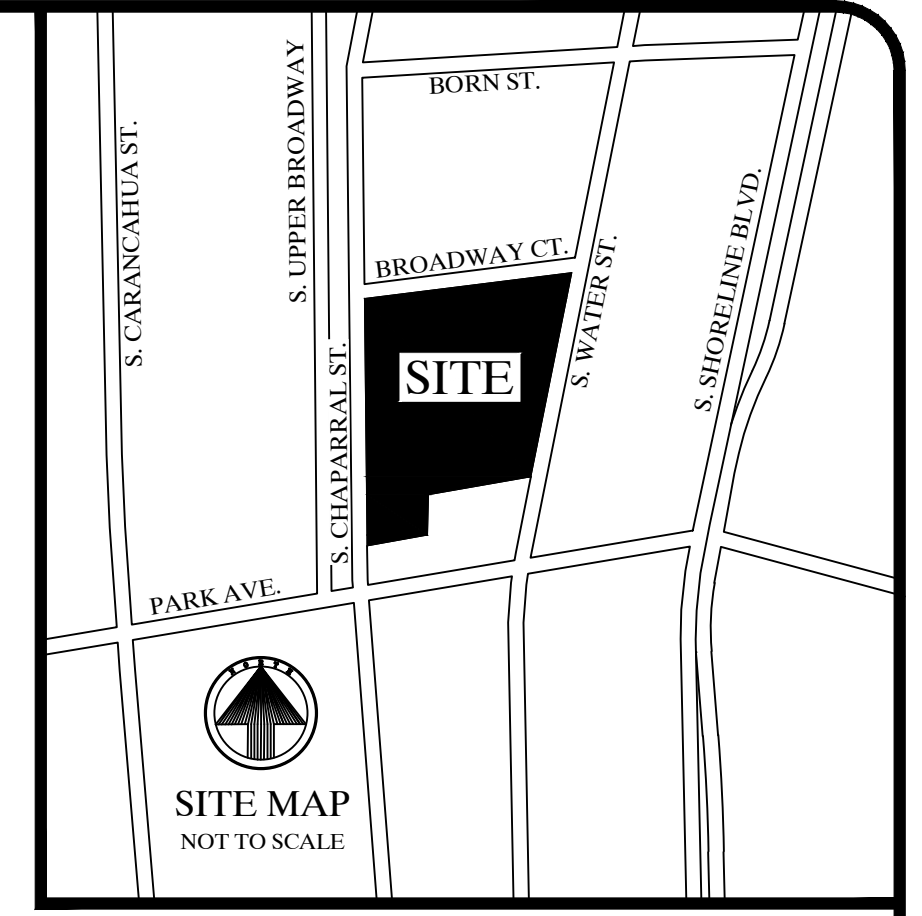
5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@gmail.com  
Firm Registration No. 10072800



## PLAT OF RAYNE TRACT BLOCK 2, LOT 4A



BEING A PLAT OF 1.385 ACRES BEING ALL OF LOTS 1, 2, 3, 4, 5, AND A PORTION OF LOT 6, BLOCK 3, "BROADWAY COURT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 17, MAP RECORDS NUECES COUNTY, TEXAS, ALL OF LOT 4, BLOCK 2, "RAYNE TRACT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 31, PAGE 24, MAP RECORDS NUECES COUNTY, TEXAS, AND A 0.11 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN DOCUMENT NO. 2025045962, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



STATE OF TEXAS  
COUNTY OF NUECES

WE, SAINT NICHOLAS, GREEK COMMUNITY ORTHODOX CHURCH, 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.

\_\_\_\_\_  
GEORGE J. SPENTZOS  
PARISH COUNCIL  
VICE-PRESIDENT

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, GEORGE J. SPENTZOS, 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.

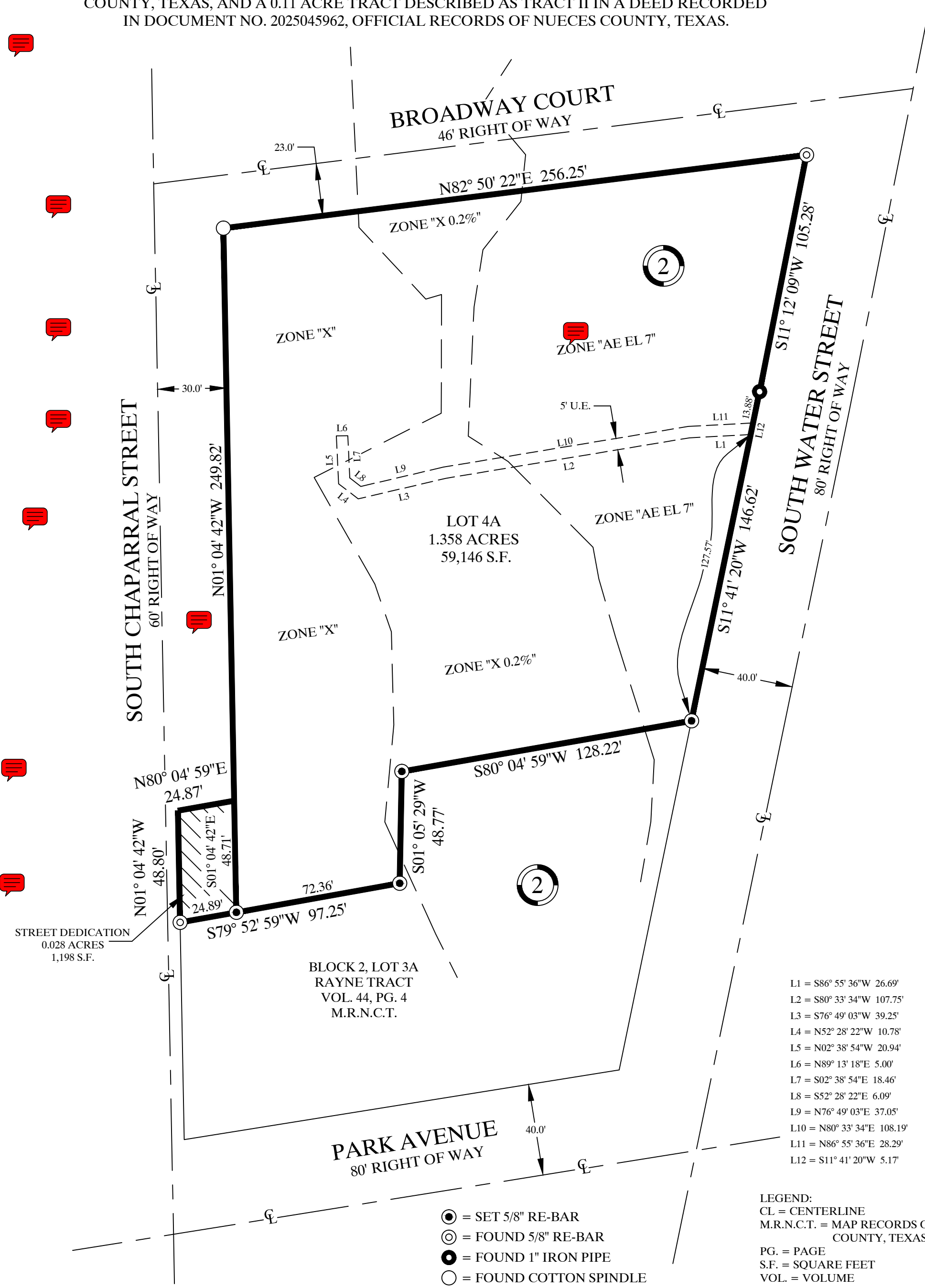
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

\_\_\_\_\_  
MICHAEL DICE  
DIRECTOR

### NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X", "X 0.2%", AND "AE" WITH A B.F.E. OF 7 FEET ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0320 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022, (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE).
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 1.385 ACRES, INCLUDING STREET DEDICATION.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. ANY INCREASE IN STORMWATER RUNOFF FLOW RATES SHALL BE MITIGATED TO COMPLY WITH UDC 8.2.A, 8.2.8.B., AND IDM 3.05.



- L1 = S86° 55' 36"W 26.69'
- L2 = S80° 33' 34"W 107.75'
- L3 = S76° 49' 03"W 39.25'
- L4 = N52° 28' 22"W 10.78'
- L5 = N02° 38' 54"W 20.94'
- L6 = N89° 13' 18"E 5.00'
- L7 = S02° 38' 54"E 18.46'
- L8 = S52° 28' 22"E 6.09'
- L9 = N76° 49' 03"E 37.05'
- L10 = N80° 33' 34"E 108.19'
- L11 = N86° 55' 36"E 28.29'
- L12 = S11° 41' 20"W 5.17'

LEGEND:  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
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

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.

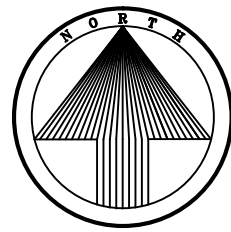
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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



# Brister Surveying

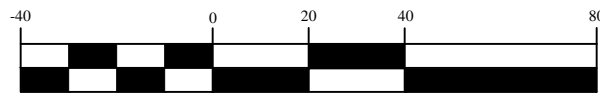
5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@gmail.com  
Firm Registration No. 10072800



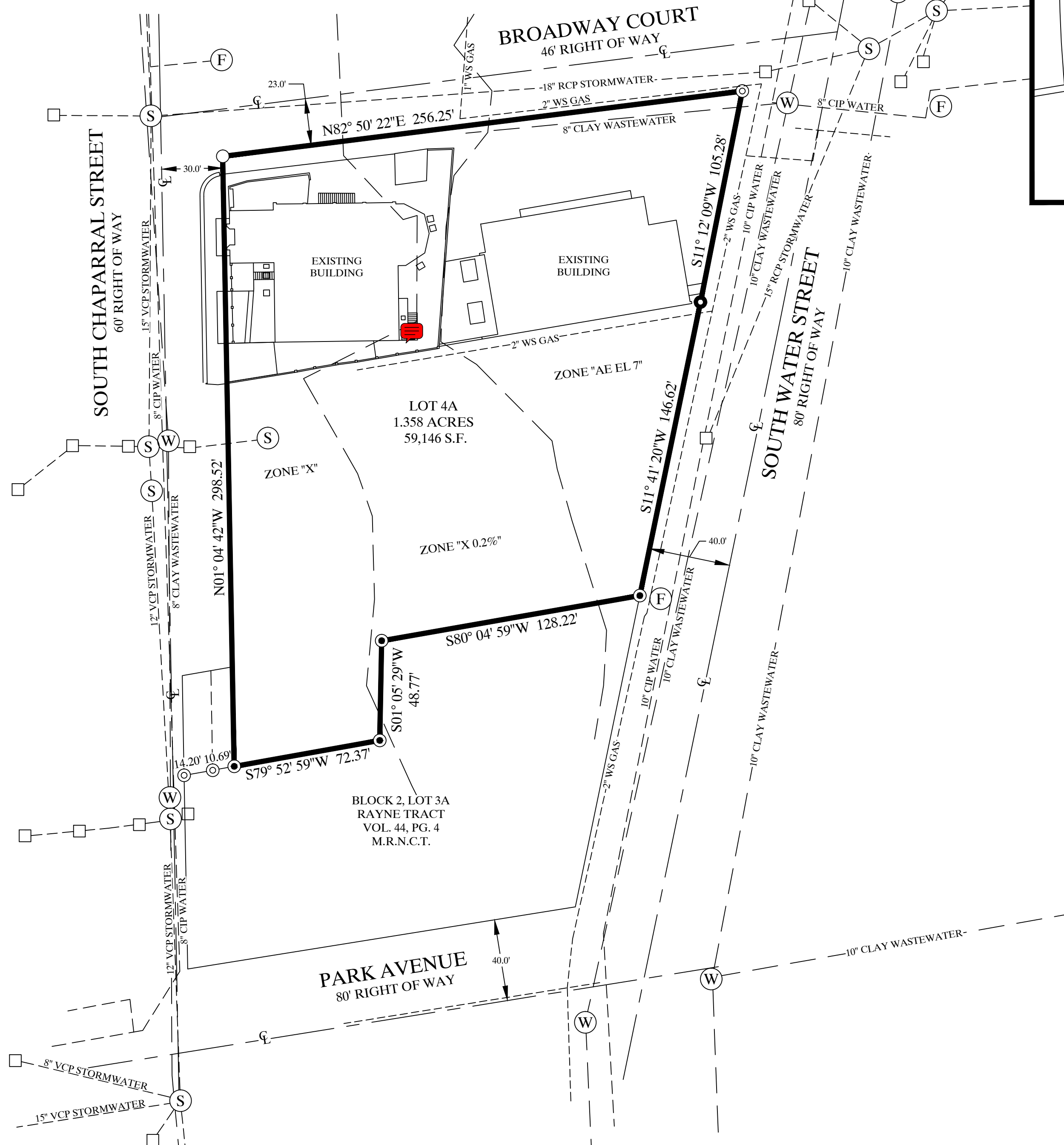
## UTILITY PLAN FOR RAYNE TRACT - BLOCK 2, LOT 4A

BEING A PLAT OF 1.358 ACRES BEING ALL OF LOTS 1, 2, 3, 4, 5, AND A PORTION OF LOT 6, BLOCK 3, "BROADWAY COURT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 17, MAP RECORDS NUECES COUNTY, TEXAS, ALL OF LOT 4, BLOCK 2, "RAYNE TRACT" AS SHOWN ON THE PLAT RECORDED IN VOLUME 31, PAGE 24, MAP RECORDS NUECES COUNTY, TEXAS, AND A 0.11 ACRE TRACT DESCRIBED AS TRACT II IN A DEED RECORDED IN DOCUMENT NO. 2025045962, OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

### GRAPHIC SCALE



(IN FEET)  
1 inch = 40 ft.



LEGEND:  
CL = CENTERLINE  
M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS  
PG. = PAGE  
S.F. = SQUARE FEET  
VOL. = VOLUME

- (S) = STORMWATER MANHOLE
- (W) = WASTEWATER MANHOLE
- (F) = FIRE HYDRANT
- = STORMWATER INLET
- = SET 5/8" RE-BAR
- ⊙ = FOUND 5/8" RE-BAR
- = FOUND 1" IRON PIPE
- = FOUND COTTON SPINDLE

UTILITIES SHOWN ARE BASED ON THE CITY OF CORPUS CHRISTI GIS.

DATE OF MAP: 21 MAY 2026