



Merged Document Report

Application No.: PL9185

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT_26-00298_Prelim_2026-04-27.pdf

Comment Author Contact Information:

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

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
3	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is located along two existing CCRTA bus routes; PTN Route 19G Ayers/Greenwood and Route 25 Gollihar/Greenwood however not immediately adjacent to any bus route service stops.	
4	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	

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6	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards). Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	
7	P001	Note	Mina Trinidad : DS	Closed	Update 04/01/26: PHT form submitted by DS staff. Pending Traffic comments. Traffic/ROW: (Moises T.) PW-Traffic rejects PL9185 (Preliminary Plat) Palms at Gollihar Road (1753 Gollihar Rd). No Peak Hour Traffic (PHT) Form has been submitted.	
8	P001	Note	Mina Trinidad : DS	Closed	Ensure all general plat notes are completed.	
9	P001	Note	Mina Trinidad : DS	Closed	Depict the block number inside a circle within the plat boundaries for better visibility.	
10	P001	Note	Mina Trinidad : DS	Closed	Ensure address is completed on the plat.	
11	P001	Note	Mina Trinidad : DS	Closed	Survey information not required to be on the plat.	
12	P001	Note	Mina Trinidad : DS	Closed	Include property recordation history (1st line of the property description) as a subheading to the plat.	
13	P001	Note	Mina Trinidad : DS	Closed	Update 4/29/26: Plat closes within acceptable engineering standards. GIS: (Ziba A.) It appears that the bearing and distance are missing for the segment highlighted in yellow in the attachment (added image to "Attachments") Could you please send the complete plat so I can finish the closure check?	
14	P001	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez) Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method. Note: The Corpus Christi Water Distribution Standards are the current guide for fire flow requirements. Fire flow for residential areas require 750 GPM	

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					<p>with 20 psi residual</p> <p>507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</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.</p> <p>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.</p> <p>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 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.</p> <p>503.1.1 (amendment): 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>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</p>	

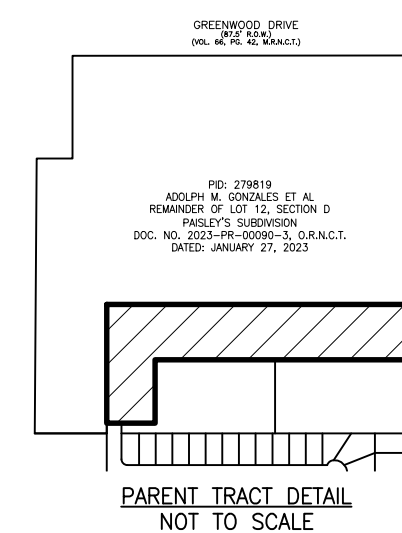
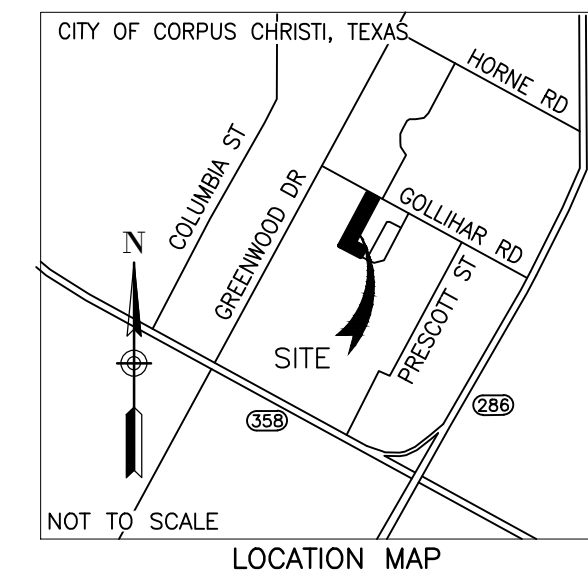
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					<p>surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.</p> <p>503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an 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> <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>	
15	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Chief Juan Perez)</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>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>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.</p> <p>D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36 feet. Layout of the street design should not result</p>	

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					<p>in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</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>	
16	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Parks and Recreation: 64 Dwelling Units x \$462.50 Fee = \$29,600.00 Total</p> <p>Fees are to be applied by the number of newly proposed dwelling units to be created view project scope. This number includes (36 Units - Bldg Type 1), and (28 Units - Bldg Type 2). For a total of (64) newly proposed dwelling units. This number is indicated on page 4 of the TRC documents. If this number changes, please contact in order to adjust fees to the correct amount in cases of additional units, or units less than the amount indicated on said plat.</p>	
17	P001	Note	Mina Trinidad : DS	Closed	<p>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.</p>	

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					<p>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.</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>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>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> <p>EXCAVATION IN NEW OR STREETS IN GOOD CONDITION. Any street excavation/cut shall repair not only the impacted trench but also New street (Any street 0-6 years and PCI ≥ 80) Width: Curb to Curb Length: 25 FT beyond the outer most edge of excavation in both directions Thickness: to match existing thickness</p>	

PRELIMINARY PLAT OF
PALMS AT GOLLIHAR ROAD

BEING A 5.250-ACRE (228,690 SQUARE FEET) TRACT OF LAND BEING OUT OF LOT 12, SECTION "D", PAISLEY'S SUBDIVISION OF THE HOFFMAN TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 28, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS, IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS CONVEYED TO ADOLPHO M. GONZALEZ A/K/A ADOLPH GONZALEZ (UNDIVIDED 1/5 INTEREST); MARIA ISABEL GONZALEZ PALACIOS A/K/A MARY ISABEL GONZALEZ PALACIOS A/K/A ISABEL PALACIOS, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF THE ESTATE OF ROSE GONZALEZ, DECEASED, CAUSE NO. 42108-1, PROBATE COURT RECORDS OF NUECES COUNTY (UNDIVIDED 1/5 INTEREST); JOHN JOE GONZALEZ AKA JOHN J. GONZALEZ, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOE M. GONZALEZ, DECEASED, CAUSE NO. 39204-3, PROBATE COURT RECORDS OF NUECES COUNTY, AND RICHARD CHARLES GONZALEZ AKA RICHARD C. GONZALEZ AND MARIA ISABEL GONZALEZ (UNDIVIDED 1/5 INTEREST); ALFONSO GONZALES, JR., ADMINISTRATOR OF THE ESTATE OF ALFONSO M. GONZALES, DECEASED, CAUSE NO. 38890-3, PROBATE COURT RECORDS OF NUECES COUNTY, AND ALFONSO M. GONZALES, INDIVIDUALLY, AND ERIC GONZALES (UNDIVIDED 1/5 INTEREST); AND ANNA ELISABET GONZALES AND ROXANNA M. GONZALES-SOZA (UNDIVIDED 1/5 INTEREST), CAUSE NO. 2023-PR-00090-3.



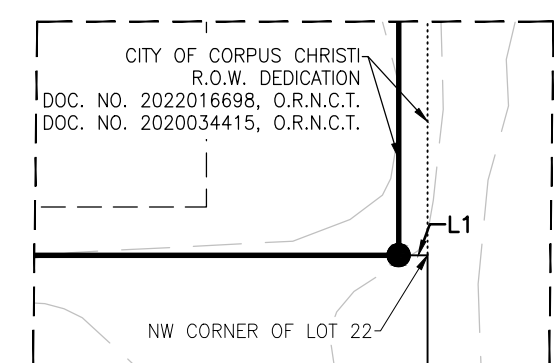
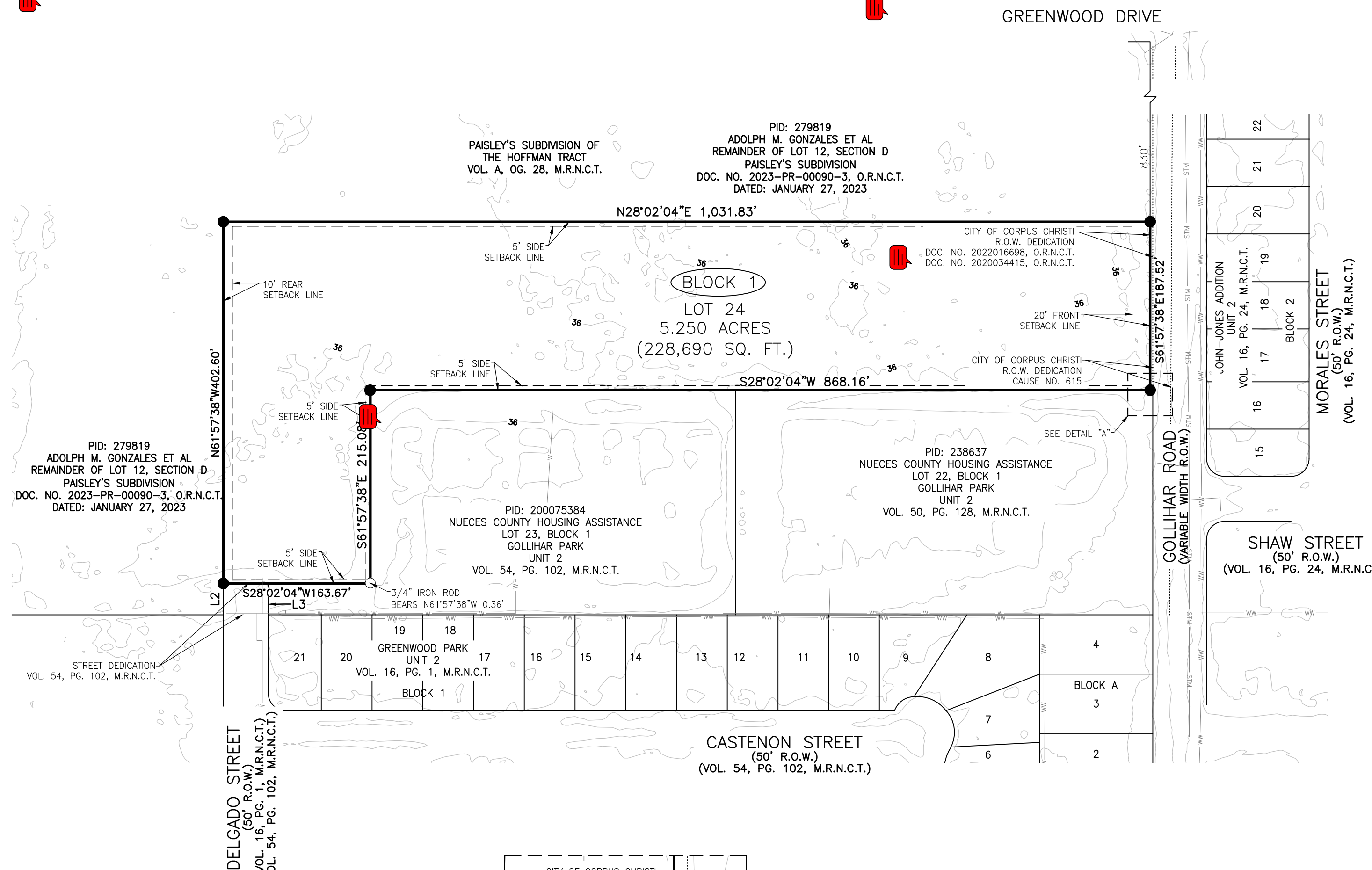
- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - SET 1/2" IRON ROD W/ RED PLASTIC CAP STAMPED "ESP PROP COR" (UNLESS OTHERWISE NOTED)
 - O.R.N.C.T. OFFICIAL RECORD OF NUECES COUNTY, TEXAS
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - VOL. VOLUME
 - PG. PAGE
 - Y.R. YARD REQUIREMENT
 - W — WATER LINE
 - WW — WASTE WATER LINE
 - STM — STORM WATER LINE
 - — — EASEMENT

ADDRESS: 1753 GOLLIHAR RD. CORPUS CHRISTI TX, 78416

OWNER: PROSPERA HOUSING COMMUNITY SERVICES
 3419 NACODOCHES RD.
 SAN ANTONIO, TX 78217

R.P.L.S.: MICHAEL J. VANDERSTAPPEN
 TEXAS REGISTRATION NO. 6594
 ESP ASSOCIATES, INC.
 MVANDERSTAPPEN@ESPASSOCIATES.COM

ENGINEER: DAVID BABINEAUX
 TEXAS REGISTRATION NO. 127935
 BGE, INC.
 DBABINEAUX@BGEINC.COM



LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°02'04"E	3.00
L2	S61°57'38"E	34.85
L3	S61°57'38"E	34.85

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.

DATE: 4/27/2026

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. THE TOTAL AREA CONTAINS 5.250 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. SET IRON RODS WITH RED PLASTIC CAPS STAMPED "ESP PROP. COR." AT ALL LOT CORNERS EXCEPT WHERE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4025, AND AREA BASED ON THE NORTH AMERICAN DATUM OF 1983.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE OSO CREEK BASIN. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK BASIN AS UNCLASSIFIED. TCEQ HAS ALSO CLASSIFIED OSO CREEK BASIN AS CONTACT RECREATION USE AND FISH CONSUMPTION USE.
7. BY GRAPHIC PLOTTING, THIS PROPERTY IS IN ZONE "AE" ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0320G & 48355C0510G, CITY OF CORPUS CHRISTI, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
8. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
9. THIS SUBDIVISION IS CURRENTLY ZONED AS AG-OPEN LAND AND PROPOSED RM-1 ZONING.
10. ELEVATION DATA IS SHOWN HEREON ACCORDING TO THE MOST CURRENT GIS DATA PROVIDED BY TNRS (TEXAS NATURAL RESOURCES INFORMATION SYSTEM) AT THE TIME OF THIS PLAT.

ESP Associates, Inc.

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 San Antonio, TX 78216
 (210) 349-3271

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 www.espassociates.com

