



Merged Document Report

Application No.: PL9043

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
C400 - UTILITY PLAN.pdf
FINAL Replat+APPLICATION_20FOR_20LAND_20SUBDIVISION-NEMEC+TOWNSITE-XDS-SIGNED+delivered.pdf
25-1216 - Final Plat 3R - 1of2 & 2of2 (3).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
5	Alex Harmon : DS	Open	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: Yes B. Water: Yes, coordinate with NCWID#3 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	P002	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 the Route 27.	
11	P002	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Jorge Chavez, jorgec3@corpuschristitx.gov)</p> <p>12/15/2025 Update: Please see PW Traffic comments regarding the Roadway Master Plan.</p> <p>As per the Roadway Master Plan (project 1-AO), a C1 Collector is planned approximately in the north end of the proposed development, approximately 650 FT north of the existing Hobby Lobby driveway. The planned roadway (project 1-AO), a C1 Collector, shows access to IH-69 Access Road, to the east, and provided connectivity to westward parcels and future developments.</p> <p>-C1 Minor Residential Collector as per the current adopted Roadway Master Plan (RMP) -Public Improvements as per the COCC UDC 8.2.1.B. - ROW dedication of 60 FT -Connectivity from East to West</p> <p>Required path to conformity, an updated layout showing a ROW dedication of 60 FT near or within proximity of proposed roadway alignment & access to westward parcels for future development.</p>	

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					<p>Or Roadway Master Plan (RMP) Amendment process will be required if you wish to change classification (increase / decrease) or not provide the required ROW dedication.</p> <p>(Davin Davila) PLAT - REQUIRES ACTION: 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) 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) 3. 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>	
12	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS</p> <p>4. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 5. 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. 6. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 7. 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). 8. 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. 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. The review and approval of the permit</p>	

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					must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) 10. 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)	
14	P002	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
15	P002	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: NO fees are to be applied as this plat is to confirm the proposed usage described as "department store," and "restaurants." As no newly proposed dwelling unit is to be constructed, no fees are to be applied.	
16	P002	Note	Mina Trinidad : DS	Closed	TxDOT: (Lucio Ramos) 1. 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 hydraulics, utility location or relocation, and environmental effects resulting from the requested construction of an access connection (43 Tex. Admin. Code § 11.52, 2020). 2. 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. 3. 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. 4. 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	

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					<p>TxDOT's discretion and approval, prior to the access connection being establish.</p> <p>Nemec Towne Center has been approved for a driveway for both phase 1 and 2 to access US 77/ I 69 Southbound Frontage Road. CR 52 is not on our state's trunkline system.</p>	
17	P002	Note	Mina Trinidad : DS	Closed	(Informational) CCIA: This Plat does not fall within the Corpus Christi International Airports MCA overlay. There I have no comments.	
18	P002	Note	Mina Trinidad : DS	Closed	Remove Michael York name and add: Cynthia Salazar-Garza Chairperson	
19	P002	Note	Mina Trinidad : DS	Closed	Change Michael Dice signature to "Director."	
20	P002	Note	Mina Trinidad : DS	Closed	Remove "Preliminary Plat" and change to "Final Plat"	
21	P002	Note	Mina Trinidad : DS	Closed	Change text under heading to "Being a final plat of..."	
22	P002	Note	Mina Trinidad : DS	Closed	Include the yard requirement/zoning general note on the plat.	
23	P002	Note	Mina Trinidad : DS	Closed	Include the CG-2 General Commercial District yard requirements on the plat.	
24	P002	Note	Mina Trinidad : DS	Closed	Remove any existing structures shown on the plat.	
25	P002	Note	Mina Trinidad : DS	Closed	Will the existing street names remain? Ex: "Driveway E?" If streets are private, please label streets as private.	
26	P002	Note	Mina Trinidad : DS	Closed	Ensure all markings within plat are legible.	
27	P002	Note	Mina Trinidad : DS	Closed	(Informational) Streets: Public Works Streets does not have any comments.	
28	P002	Note	Mina Trinidad : DS	Closed	Revised scale of location map, focus more on the subject property and ensure all streets are legible surrounding the property.	
29	P002	Note	Mina Trinidad : DS	Closed	Write "non-buildable" under Lot 9 within the plat.	
30	P002	Note	Mina Trinidad : DS	Closed	Remove the "Preliminary, this document shall not be recorded" verbiage from the plat.	
7	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>Fire: (Captain Mark Lewis)</p> <p>12/9/25 Update: Mina, all Fire concerns have been addressed and Fire approves of PL9043 TRC 2 Nemec Towne Center Phase 2 (3601 IH 69).</p>	

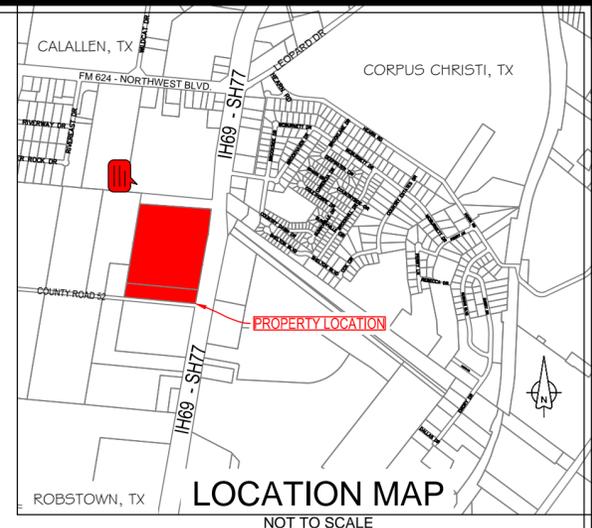
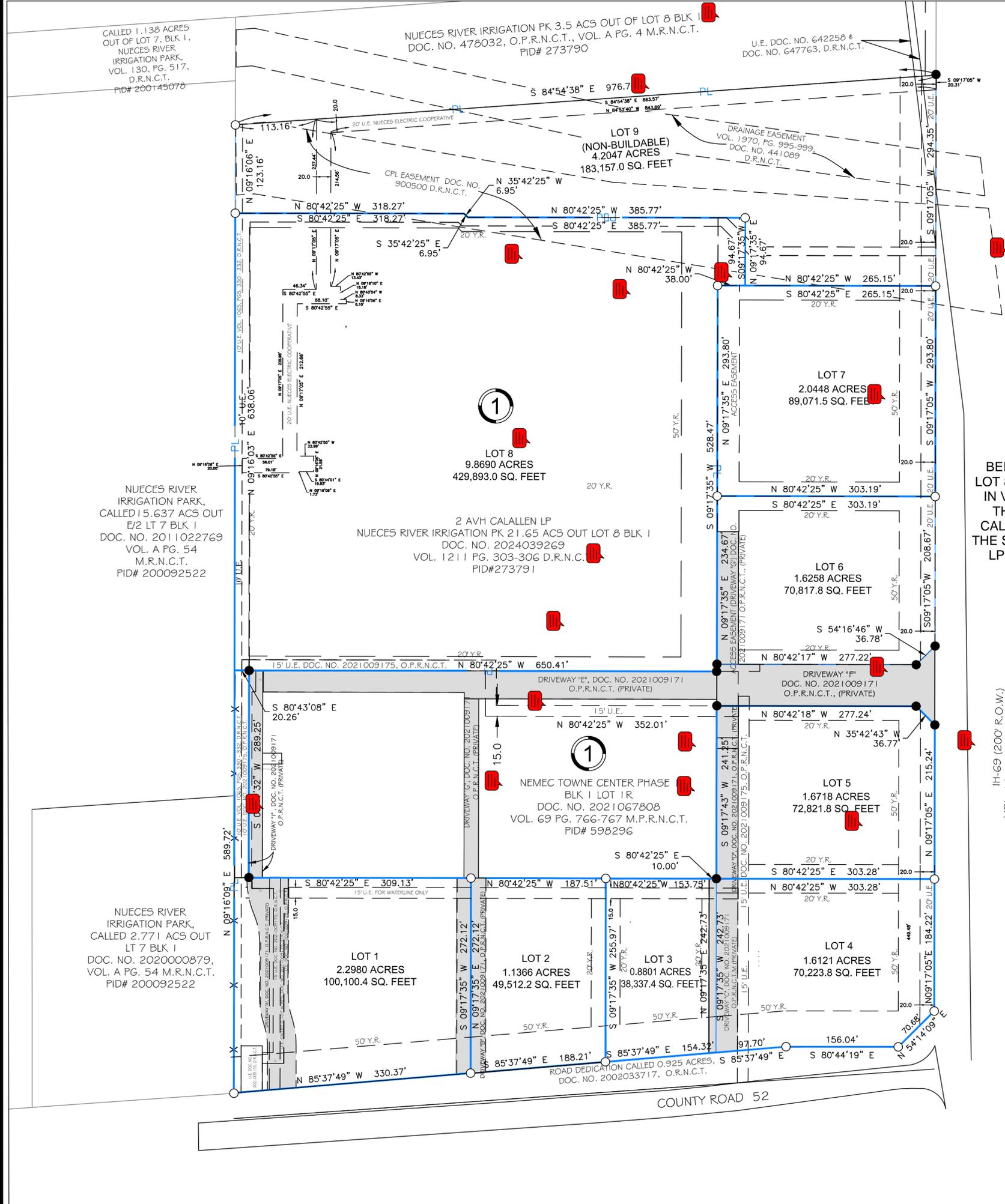
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Comments 1-3</p> <p>1. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational.</p> <p>3. Water supply in this area of the city may not support this required fire flow. A water supply study should take place to ensure adequate fire protection is in place.</p>	
8	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 4-10</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.</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. 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>7. 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>8. 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>	

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					<p>9. 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>10. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
9	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 11-15</p> <p>11. 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>12. 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>13. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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>14. 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. 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>15. D105.1 Where required. Where the vertical</p>	

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					distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater	
10	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire Comments 16-24</p> <p>16. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.</p> <p>17. D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.</p> <p>18. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.</p> <p>19. 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>20. 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>21. 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>	

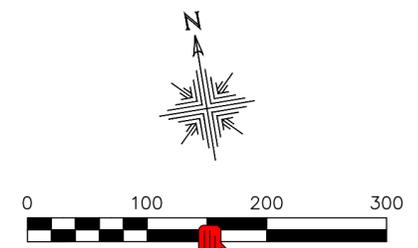
Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>22. 503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>23. D103.5 Fire apparatus access road gates. If installed-Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p> <p>24. Commercial development of the property will require further Development Services review.</p>	
13	Utility Plan	Note	Mina Trinidad : DS	Closed	<p>CCW: (Edgar Diaz Ruiz)</p> <p>12/15/25 Update: Additional comment: 1. Please provide estimated water/wastewater flows in public improvements.</p> <p>Water service will need to be coordinated with Nueces County WCID 3, CCW does not provide water to this area. 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.</p>	
1	Application	Note	Mina Trinidad : DS	Closed	<p>The following items are required to be submitted: 1. Storm Water Quality Management Plan (SWQMP) 2. Utility Plan 3. Peak Hour Trip (PHT) Form 4. Deed for the property</p>	
2	Application	Note	Mina Trinidad : DS	Closed	Ensure zoning is correct on application.,	
3	Application	Note	Mina Trinidad : DS	Closed	Please fill out all information on application (Tax ID and Plat Review tract)	

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4	Application	Note	Mina Trinidad : DS	Closed	(Informational) If the 30-day review tract is selected, please keep in mind that once the Technical Review Committee (TRC) comments are sent back to you, you will have the option to request additional review time (if needed). If you do not request additional review time, your application will be sent to Planning Commission with open comments from TRC.	



FINAL PLAT OF NEMEC TOWNE CENTER PHASE 2, BLOCK 1

BEING A FINAL PLAT OF A CALLED 25.343 ACRE TRACT OF LAND SITUATED IN LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND (CALLED 21.65 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039269, & THE SAME TRACT LAND (CALLED 3.76 ACRES) AS CONVEYED TO 2AVH CALALLEN LP, TEXAS LIMITED PARTNERSHIP IN DOCUMENT NO. 2024039249, OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.



DEVELOPMENT INFORMATION

- PROPERTY OWNER
2 AVH CALALLEN LP
- ENGINEER
Rebecca Gonzales, P.E.
Morris & Associates, Engineers, LLC
- SURVEYOR
Xavier D. Sandoval R.P.L.S.

LOT INFORMATION

COMMERCIAL	= 9 LOTS 25.3430 ACRES
DEDICATION	= 0.00 ACRES
TOTAL	= 9 LOTS 25.3430 ACRES

PLAT ABBREVIATION LEGEND

O.P.R. - OFFICIAL PUBLIC RECORDS	D.R. - DEED RECORDS
M.R. - MAP RECORDS	PG - PAGE
VOL - VOLUME	LT - LOT
SEC - SECTION	SF - SQUARE FEET
AC - ACRE	NB - NON-BUILDABLE
NB - NON-BUILDABLE	R.O.W. - RIGHT-OF-WAY
Y.R. - YARD REQUIREMENT	AE - ACCESS EASEMENT
U.E. - UTILITY EASEMENT	DE - DRAINAGE EASEMENT

PLAT SYMBOL AND LINE LEGEND

●	IRON ROD FOUND
○	PLASTIC CAP STAMPED "XDS"
⊗	BLOCK IDENTIFICATION
—	PROPERTY LINE
- - -	ADJOINING PROPERTY
- - -	EASEMENT

SURVEYING & MAPPING

DRAWN BY:	XDS
DATE:	11/26/2025
APPROVED:	XDS
DATE:	11/26/2025
SCALE:	1" = 100'
PROJECT NO.:	25-1001

**NEMEC TOWNE CENTER
PHASE 2, BLOCK 1**
CORPUS CHRISTI, NUECES COUNTY, TEXAS



APPLICATION FOR LAND SUBDIVISION

Development Services Department

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

Office Use Only

Plat No.: _____ Grid/Map No.: _____
Planning Commission Hearing Date: _____

1. Applicant: Xavier D. Sandoval
Telephone: (210) 718-7189 EMAIL: xaviersandoval@gmail.com
Address: 308 San Rafael Drive, Portland, TX 78374
Status of Applicant: Owner: _____ Other: (specify) RPLS - Professional Land Surveyor

2. Engineer/Surveyor: Xavier D. Sandoval Telephone: (210) 718-7189
Address: 308 San Rafael Drive, Portland, TX 78374 EMAIL: xaviersandoval@gmail.com
Contact Person: Xavier D. Sandoval Telephone: (210) 718-7189

3. Owner: 2AVH Calallen, LP Telephone: (361) 813-7245
Address: PO BOX 90776, San Antonio, TX 78209
Type of Ownership: Sole Partnership Corporation
Other: _____

4. Preliminary Plat: _____ Final Plat: X Amending/Vacating Plat: _____ Replat: _____
Proposed Subdivision Name: Nemec Towne Center Phase 2, Block 1
Location: 3601 IH-69 Access Rd., Corpus Christi, TX. Acreage: 25.343
Legal Description: BEING A RE-PLAT OF A CALLED 25.343 ACRE TRACT OF LAND SITUATED IN LOT 8, BLOCK 1, NUECES RIVER IRRIGATION PARK SUBDIVISION, AS RECORDED IN VOLUME A, PAGE 54, MAP RECORDS NUECES COUNTY, TEXAS, A
Land Use: (Existing) Agricultural/Commercial (Proposed) Commercial
Zoning: (Existing) CG-2 (Proposed) CG-2
Tax I.D. No.: 587400010081,587400010082
Proposed No. of Lots: 9 Plat review: 30-day _____ X 60-day _____
Reason for plat/replat: Site Development

Application is not valid without Completion of all pages
Send complete Plat Applications to : <https://corpuschristi-prd.rhythmllabs.infor.com/>

Office Use Only	Date Rcvd: _____	PRELIMINARY:	FINAL:	RECORDED:
	Received by: _____	Denied: _____	Denied: _____	Date: _____
	Filing Fee: _____	Approved: _____	Approved: _____	Volume: _____
	Recording Fee: _____			Page: _____
Type Plat: _____				
ADP: _____ CT: _____				
Comments: _____				
District: _____				

SEE REVERSE SIDE