



Merged Document Report

Application No.: PL9126

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
PLAT-Steele Addn, Block 5, Lot 63.pdf
2701 Plat Application.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Valeria Merida	valeriam@corpuschristitx.gov	-
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
2	1	Note	Valeria Merida : DS	Closed	Peak Hour Form is missing. (As per UDC 3.1.6.B Forms)	
3	1	Note	Valeria Merida : DS	Closed	Please provide the ownership deeds for lots 5-6 and lots 57-58, Block 5.	
1	3	Note	Valeria Merida : DS	Closed	All owners must sign the application.	
4	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4.	

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					<p>A. Streets: No Sidewalks: No Lighting Plan: No</p> <p>B. Water: No Fire hydrants: No 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.</p>	
5	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
6	P001	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). Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>	
7	P001	Note	Mina Trinidad : DS	Closed	<p>GIS: (Ziba A) Plat does not close within acceptable engineering standards.</p>	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no comments.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
11	P001	Note	Mina Trinidad : DS	Closed	<p>TxDOT: (Lucio R) 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).</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 	

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					<p>prevent overloading the capacity of the downstream drainage system.</p> <ul style="list-style-type: none"> • 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. 	
12	P001	Note	Mina Trinidad : DS	Closed	<p>TxDOT: (Lucio R) The small window map in the top right corner, showing the "SITE" in grey, is in the wrong block, S. of Marguerite St. instead of S.of Agnes St.</p>	
13	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.</p>	
14	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: (Jorge Chavez) INFORMATIONAL: PLAT DRIVEWAY ACCESS & ROW CONSTRUCTION PERMITS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p>	
15	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW: (Jorge Chavez) PLAT - ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Roadway Master Plan.</p> <p>PLAT - REQUIRES ACTION: 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</p>	

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					<p>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> <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).</p> <p>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 withing utility easements.</p> <p>The review and approval of the permit must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Muni-code Chapter 49-30 for permit requirements.)</p>	
16	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Parks and Recreation Department: No park fees as the plat is listed as proposed land use for light industrial. Purpose of plat is to combine property for the reasoning of light industrial development. No newly proposed dwelling units are to be created on the property, as such no fees are to be applied.</p>	
17	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: 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 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>	

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18	P001	Note	Mina Trinidad : DS	Closed	<p>Fire: (Juan Perez) 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 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</p>	

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					<p>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>	

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19	P001	Note	Mina Trinidad : DS	Closed	Change Michael Dice signature block to "Director"	
20	P001	Note	Mina Trinidad : DS	Closed	Change Planning Commission signature to "Cynthia Salazar-Garza" and "Chairperson"	
21	P001	Note	Mina Trinidad : DS	Closed	Increase street text within site map.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Distribution has no comment.	



APPLICATION FOR LAND SUBDIVISION

Development Services Department

266 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240 | platapplication@ccfexas.com

Office Use Only

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

1. Applicant: TIM STEPHENS, President of Stephens Equity Partners Ltd.
Telephone: (361) 882 8896 EMAIL: tim.stephens@johnstonesoutx.com
Address: 2701 Agnes St, Corpus Christi, TX 78405
Status of Applicant: Owner: Other: (specify) _____

2. Engineer/Surveyor: BASS & WELSH ENGINEERING Telephone: (361) 882-5521
Address: 3054 S. Alameda St., C.C., Texas 78404 EMAIL: MURRAYJR@AOL.COM
Contact Person: MURRAY BASS, JR. Telephone: (361) 882-5521

3. Owner: SAME AS APPLICANT Telephone: (____) _____
Address: _____
Type of Ownership: Sole Partnership Corporation
Other: _____

4. Preliminary Plat: _____ Final Plat: _____ Amending/Vacating Plat: _____ Replat:
Proposed Subdivision Name: STEEL ADDITION BLOCK 5, LOT 63
Location: SOUTH OF AGNES STREET-WEST OF BLUNTZER STREET Acreage: 0.82
Legal Description: STEEL ADDITION LOTS 1-5 & LOTS 59-62, BLOCK 5
Land Use: (Existing) LIGHT INDUSTRIAL (Proposed) LIGHT INDUSTRIAL
Zoning: (Existing) N/A (Proposed) N/A
Tax I.D. No.: 8409-0005-0010, 8409-0005-0590 AND 8409-0005-0055
Proposed No. of Lots: 1 City Limits: In Out _____
Reason for plat/replat: TO COMBINE PROPERTY

The APPLICATION WILL BE CONSIDERED VOID AFTER 180 DAYS IF NO COMMENTS ARE SUBMITTED RESPONDING TO DISTRIBUTED TECHNICAL REVIEW COMMITTEE COMMENTS.

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: _____				

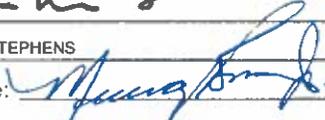
APPLICATION IS NOT VALID WITHOUT COMPLETION OF ALL PAGES AND SIGNATURES.

7. CHECKLIST FOR STORMWATER QUALITY MANAGEMENT PLAN

- X _____ 1. Brief description of the project
- X _____ 2. Maps showing the area covered by the plan or the preliminary plat
- X _____ 3. Land use assumptions used
- X _____ 4. Drainage plan elements:
 - A. Hydrology parameters, 5, 25, and 100 year;
 - B. Hydraulic calculations and identify parameters used for the 5, 25, and 100 year;
 - C. Define Drainage Area Boundary. Acreage, including sub basins;
 - D. Identify existing outfall;
 - E. Ditch cross sections, existing and proposed;
 - F. Verification of adequate inlet capacity;
 - G. Flow line elevations;
 - H. Establish hydraulic gradient line elevations (5-100 year);
 - I. Elevations/Contours;
 - J. Detention design if applicable (100 year);
- X _____ 5. Confirm compliance with Drainage Master Plan and/or the need for a Master Plan Amendment
- N/A _____ 6. Confirm on-site storm water management facility, if any
- N/A _____ 7. Submit copy of SWQMP to TXDOT if adjacent to state designated ROW.
- X _____ 8. Route to runoff to ultimate outfall.
- X _____ 9. Include permanent measures to reduce pollution from runoff:
 - A. Vegetated buffer strips along boundaries of environmentally sensitive areas
 - B. Drainage outfalls that discharge directly to environmentally sensitive areas shall be located with:
 - 1. Velocity control at outfall openings to eliminate erosion
 - 2. Rock rubble at outfall opening for velocity reductions and trapping of floatables.
 - C. Delineate wetlands
 - D. Identify submerged lands belonging to the State of Texas.
 - E. Identify location if within 1000 feet of the mean high tide limit of the Gulf of Mexico and show compliance with the City of Corpus Christi Dune Protection and Beach Access Plan.
 - F. Identify if location upstream of the City's raw water supply intake and include measures to reduce runoff of contaminated storm water.
 - G. Include and identify greenbelts, grassy drainage swales, to encourage percolation of drainage waters and reduce erosion from unlined drainage channels.

8. CERTIFICATION

I hereby certify that the above information and attached plat are true and correct to the best of my knowledge, and that the proposed plat is not in conflict with any deed restrictions or restrictive covenants

Owner's Signature:  Date: 7 JAN '26
 Owner's Printed Name: TIM STEPHENS
 Engineer/Surveyor's Signature:  Date: 09/16/2022
 Engineer/Surveyor's Printed Name: MURRAY BASS, JR., P.E., R.P.L.S

APPLICATION IS NOT VALID WITHOUT COMPLETION OF ALL PAGES AND SIGNATURES.

9. APPLICATION FEES:		Type II/IIA (Public Notice)		Type III/IIIA (Amending/Vacating)	
Type I/IA (Non-Public Notice)					
Less than 1 acre	\$171.00	Less than 1 acre	\$512.00	Less than 1 acre	\$685.00
1 to 5 acres	\$341.00	1 to 5 acres	\$792.00	1 to 5 acres	\$685.00
5+ acres	\$554.00	5+ acres	\$896.00	5+ acres	\$685.00

10. RECORDING FEES: (due at the time original tracing is submitted for recording)

\$60.00 per sheet

STATE OF TEXAS §
COUNTY OF NUECES §

I, TIM M. STEPHENS, PRESIDENT OF STEPHENS EQUITY PARTNERS LTD., A TEXAS CORPORATION, HEREBY CERTIFY THAT TIM M. STEPHENS, IS THE OWNER, FREE OF ALL LIENS OF THE PROPERTY SHOWN HEREON, THAT I HAVE HAD SAID PROPERTY SURVEYED AS SHOWN HEREON FOR THE PURPOSES OF DESCRIPTION AND DEDICATION. ALL UTILITY EASEMENTS AND RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC FOR THE OPERATION & MAINTENANCE OF PUBLIC STREETS AND UTILITIES. THIS THE _____ DAY OF _____, 2026.

TIM M. STEPHENS, PRESIDENT OF STEPHENS EQUITY PARTNERS LTD.

STATE OF TEXAS §
COUNTY OF NUECES §

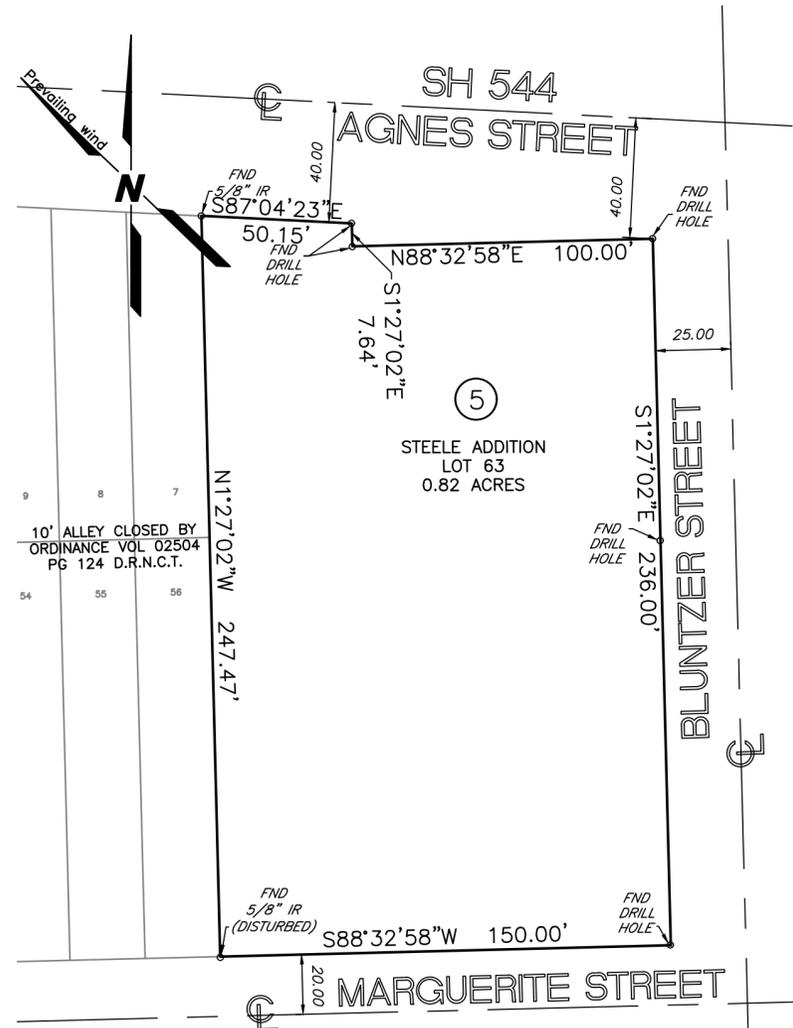
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KENNETH I. BERRY THIS THE _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

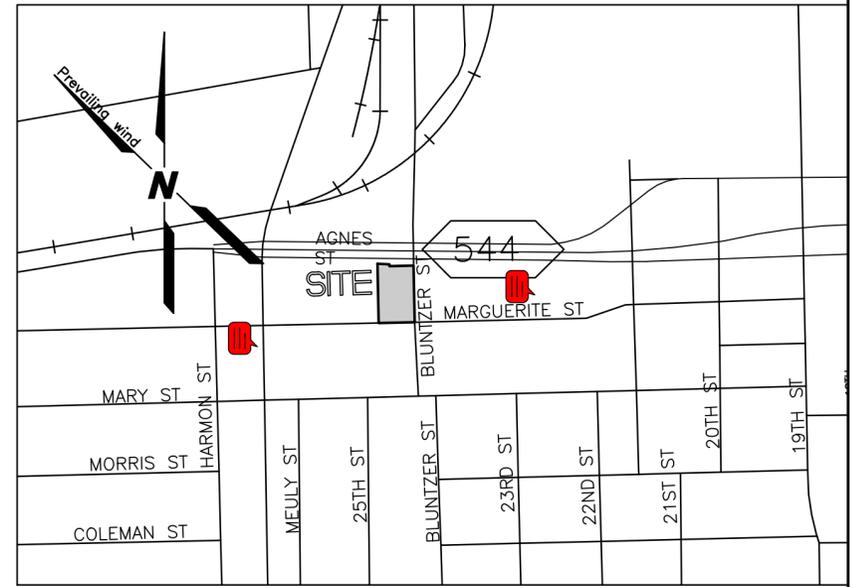
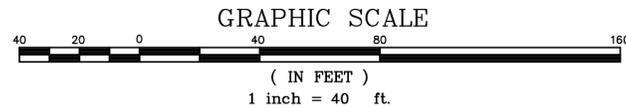
REPLAT OF:

STEELE ADDITION BLOCK 5, LOT 63

BEING A REPLAT OF LOTS 1-6 & LOTS 57-62, BLOCK 5 STEELE ADDITION WHICH IS RECORDED IN DOCUMENT 2017014893 OFFICIAL RECORDS NUECES COUNTY TEXAS AND ON MAP IN VOLUME 2 PAGE 49, MAP RECORDS NUECES COUNTY TEXAS



10' ALLEY CLOSED BY ORDINANCE VOL 02504 PG 124 D.R.N.C.T.



LOCATION MAP

SCALE 1"=500'

LEGEND

- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.R.N.C.T. DEED RECORDS NUECES COUNTY TEXAS
- M.R.N.C.T. MAP RECORDS NUECES COUNTY TEXAS
- O.P.R.N.C.T. OFFICIAL PUBLIC RECORDS NUECES COUNTY TEXAS
- PLAT BOUNDARY
- ROAD CENTERLINE
- ADJACENT LOT LINE
- YARD REQUIREMENT EASEMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

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

DATE

XREF: BASE

PLOTS/SCALE: 1:1

DRAWING NO: 25024

PLOT/DATE: 01-30-26 9:38 AM

STATE OF TEXAS §
COUNTY OF NUECES §

I, MURRAY BASS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT. THIS THE 31st DAY OF MARCH, 2026.

MURRAY BASS, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT 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 THE _____ DAY OF _____, 2026 AT _____ O'CLOCK _____ M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME _____, PAGE _____, INSTRUMENT NUMBER _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: _____
DEPUTY
KARA SANDS
COUNTY COURT
NUECES COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION. THIS THE _____ DAY OF _____, 2026.

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

MICHAEL DICE
DIRECTOR

BASS & WELSH ENGINEERING

CONSULTING ENGINEERS AND SURVEYORS
3054 SOUTH ALAMEDA STREET 78404
P.O. BOX 6397 78466-6397
TELEPHONE: (361) 882-5521
FACSIMILE: (361) 882-1265
FIRM REGISTRATION NO. F-52 (ENGINEERING)
FIRM REGISTRATION NO. 100027-00 (SURVEYING)
CORPUS CHRISTI, TEXAS

NOTES

- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- BASIS OF BEARING IS STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS.
- THE SUBJECT PROPERTY LIES IN ZONE X AS SHOWN ON FEMA PANELS 48355 C 0320 G DATED OCTOBER 13, 2022.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI INNER HARBOR. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI INNER HARBOR AS "INTERMEDIATE".
- TOTAL PLATTED AREA CONTAINS 0.82 ACRES OF LAND
- PROPERTY IS ZONED IL (LIGHT INDUSTRIAL)