



Merged Document Report

Application No.: PL9282

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Corpus Christi Plat07-02-26.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Melanie Barrera	melanieb2@corpuschristitx.gov	361-826-3890
Emilie Lichtenberger	emiliel@corpuschristitx.gov	361-826-3143

[**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
1	P001	Note	Emilie Lichtenberger : DS	Closed	Please complete and submit the following documents: - Application for Land Subdivision signed by all owners - Storm Water Quality Management Plan - Utility Plan - Latest recorded deed with owners' names matching signed application - Peak Hour Traffic Form - Public Improvement Plan (if applicable, refer to Engineer review)	
6	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment on the subject plat.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
8	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline, no comments.	
9	P001	Note	Mina Trinidad : DS	Closed	Increase signature block font for better visibility once printed.	
10	P001	Note	Mina Trinidad : DS	Closed	Increase plat general note font for better visibility.	
11	P001	Note	Mina Trinidad : DS	Closed	Increase site location and street names on vicinity map for better visibility.	
12	P001	Note	Mina Trinidad : DS	Closed	Survey information can be removed from plat.	
13	P001	Note	Mina Trinidad : DS	Closed	Ensure plat subheading acreage matches plat general notes and plat acreage labelled within plat bearings on map.	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
16	P001	Note	Mina Trinidad : DS	Closed	6/29/26 Update: It is understood that, currently, HEB owns this lot and the lot that the public access is on. Please include shared access plat note to suffice for access: "Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties." -Additionally, include separate easement agreement or recorded document number of the private street belonging to HEB. This portion of the lots include a through street. Include access easement information to the plat to account for the existing street.	
17	P001	Note	Mina Trinidad : DS	Closed	Depict only the portions of the lots being platting on the vicinity map.	

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18	P001	Note	Mina Trinidad : DS	Closed	Relabel outside of boundary as "Remainder of Lot 13"	
19	P001	Note	Mina Trinidad : DS	Closed	Relabel inside plat boundary "Portion of Lot 13 and Lot 14"	
21	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: (Chief Juan Perez) 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." 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. 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. 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. 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	

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					fire apparatus weighing at least 75,000 pounds. 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. 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.	
22	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: (Chief Juan Perez) 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. 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 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." Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft. 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. 503.4 Obstruction of fire apparatus access	

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					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. 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. 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.) 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. 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.	
24	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: (Wesley V.) This plat is located along multiple CCRTA bus routes 3 NAS Shuttle, 4 Flour Bluff, 29F Staples/Flour Bluff, 65 Padre Island Connection and 93 Flex but not immediately adjacent to any existing or foreseeably planned CCRTA bus stops serving these routes.	
25	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	

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26	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCW: (Fatima C.) 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).	
27	P001	Note	Mina Trinidad : DS	Closed	6/30/26 Update: PLAT – ROADWAY MASTER PLAN The proposed plat does not impact or alter the existing Transportation Master Plan. The revised plat does provide adequate ROW dedication as required per the RMP. No other comments. Traffic/ROW: (Moises T.) PLAT – ROADWAY MASTER PLAN The Proposed plat impacts and / or alters the existing Transportation Master Plan. Plat denied – the plat must conform to the Transportation Master Plan. Option 1 Submit plat adhering to the Transportation Master Plan showing required ROW dedications Option 2 Applicant request Amendment to Transportation Master Plan Planning Commission support required Ultimate decision-making body: City Council Platting / Public Improvement process stops until amendment process is complete. Amendment process can take approximately 60 or more days depending on complexity. The plat did not provide adequate ROW dedication as required per the RMP. Waldron Road is an A2 arterial (100-foot ROW).	
28	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: (Moises T.) 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,	

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					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 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. 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. 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. Moises Torres 361-826-3552	

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29	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees due as project proposed land use is listed as commercial development for a 7Brew chain partner. As no newly proposed residential dwelling unit is to be created, no fees are applied.	
30	P001	Note	Melanie Barrera : DS	Closed	note: the city may access their easements at any time, including removing paving at the owner's expense. suggest amending plat note 7 as it does not prevent the city from accessing necessary utilities	
31	P001	Note	Melanie Barrera : DS	Closed	informational: at time of building permit, increase in stormwater runoff during a 100-yr storm event is to be mitigated prior to CoO	
32	P001	Note	Mina Trinidad : DS	Closed	Remove "Texas Tropical Trail" from site map	

State of Texas
County of Nueces

H-E-B LP, a Texas Limited Partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets as shown are dedicated to the public use for the installation, operation and use of public utilities except those created by separate instrument which are governed by the terms of such separate instrument; that drainage easements shown are dedicated to the public use for the installation, operation, and maintenance of drainage facilities except those created by separate instrument which are governed by the terms of such separate instrument; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, 2026.

H-E-B, LP, a Texas Limited partnership

By: _____
Benjamin R. Scott
Group Vice President of Real Estate and Shopping Center Development

State of Texas
County of Nueces

Before me, the undersigned authority, on this day personally appeared Benjamin R. Scott, the Group Vice President of Real Estate and Shopping Center Development of H-E-B, LP, a Texas limited Partnership, proven to me to be the person whose signature he made on the foregoing instrument of writing, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office. This ____ day of _____, 2026.

By: _____
Notary Public in and for the State of Texas

State of Texas
County of Nueces

This plat of the herein described property was approved by the Development Services Engineer of the City of Corpus Christi, Texas. This ____ Day of _____, 2026.

Bria W. Whitmire, P.E., CFM, CPM
Development Services Engineer

State of Texas
County of Nueces

This plat of the herein described property was approved by the Planning Commission on behalf of the City of Corpus Christi, Texas. This ____ Day of _____, 2026.

Michael Dice
Director

Cynthia Salazar-Garza
Chairperson

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 this ____ Day of _____, 2026, at ____ O'Clock ____ M., and duly recorded in Volume ____ Page(s) _____, Map Records of Nueces County, Texas.

Witness my hand and seal of said Court at office in Corpus Christi, Texas, this the ____ day _____, 2026.

Document No: _____

Kara Sands
County Clerk
Deputy

LEGEND

● Found Monument as noted

○ Set Monument

Plat Boundary Line

Lot Line (This Plat)

Easement (This Plat)

Building Limit Line (This Plat)

Existing Lot Line

Existing Easement

Existing Building Limit Line

U/E - Utility Easement

Y.R. - Yard Requirement

BL - Building Limit Line

R/W - Right of Way

Vol. - Volume

Pg. - Page

M.R.N.C.T. - Map Records of Nueces County, Texas

D.R.N.C.T. - Deed Records of Nueces County, Texas

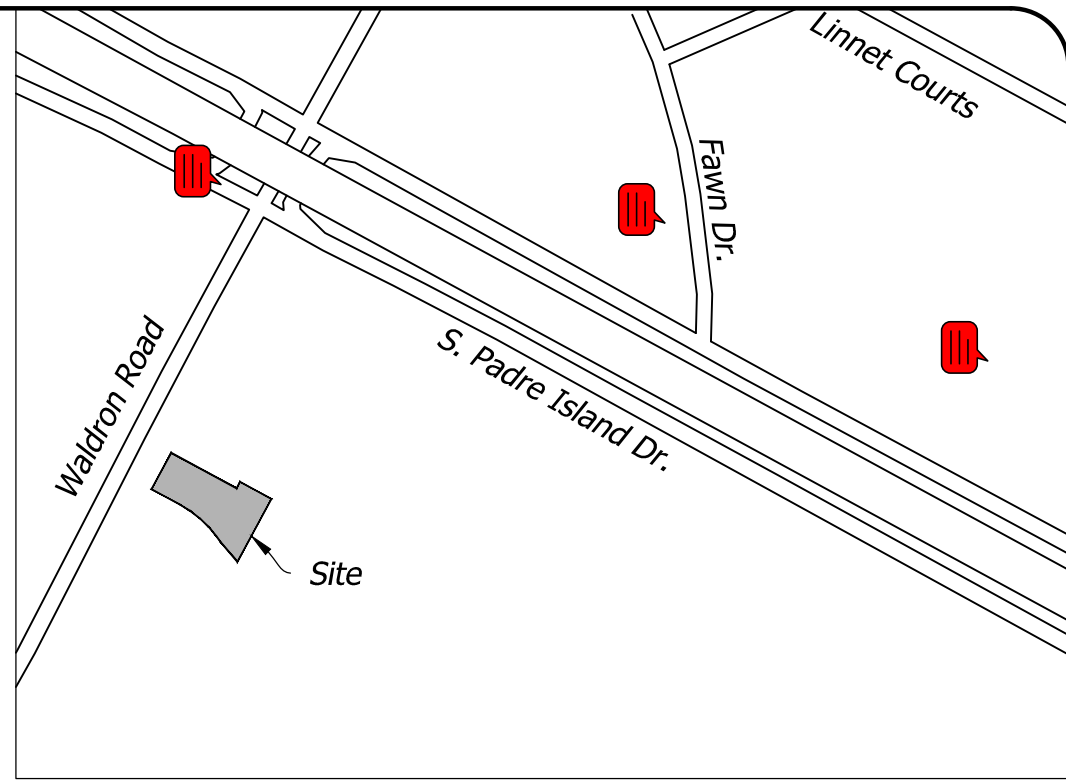
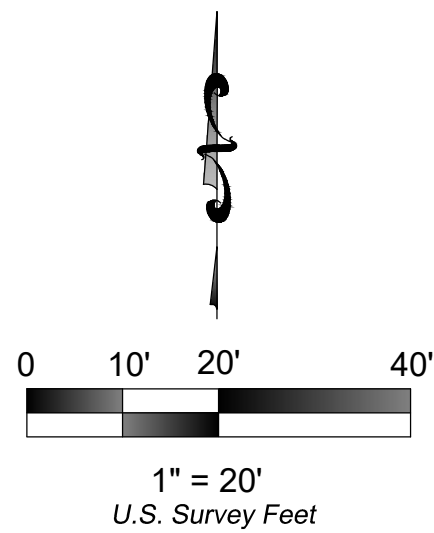
NOTE: ALL MONUMENTS SET ARE CAPPED
1/2" IRON PINS OR MAG NAILS WITH
WASHERS BOTH BEING STAMPED "DEE
RPLS 6904" UNLESS NOTED OTHERWISE

FINAL PLAT

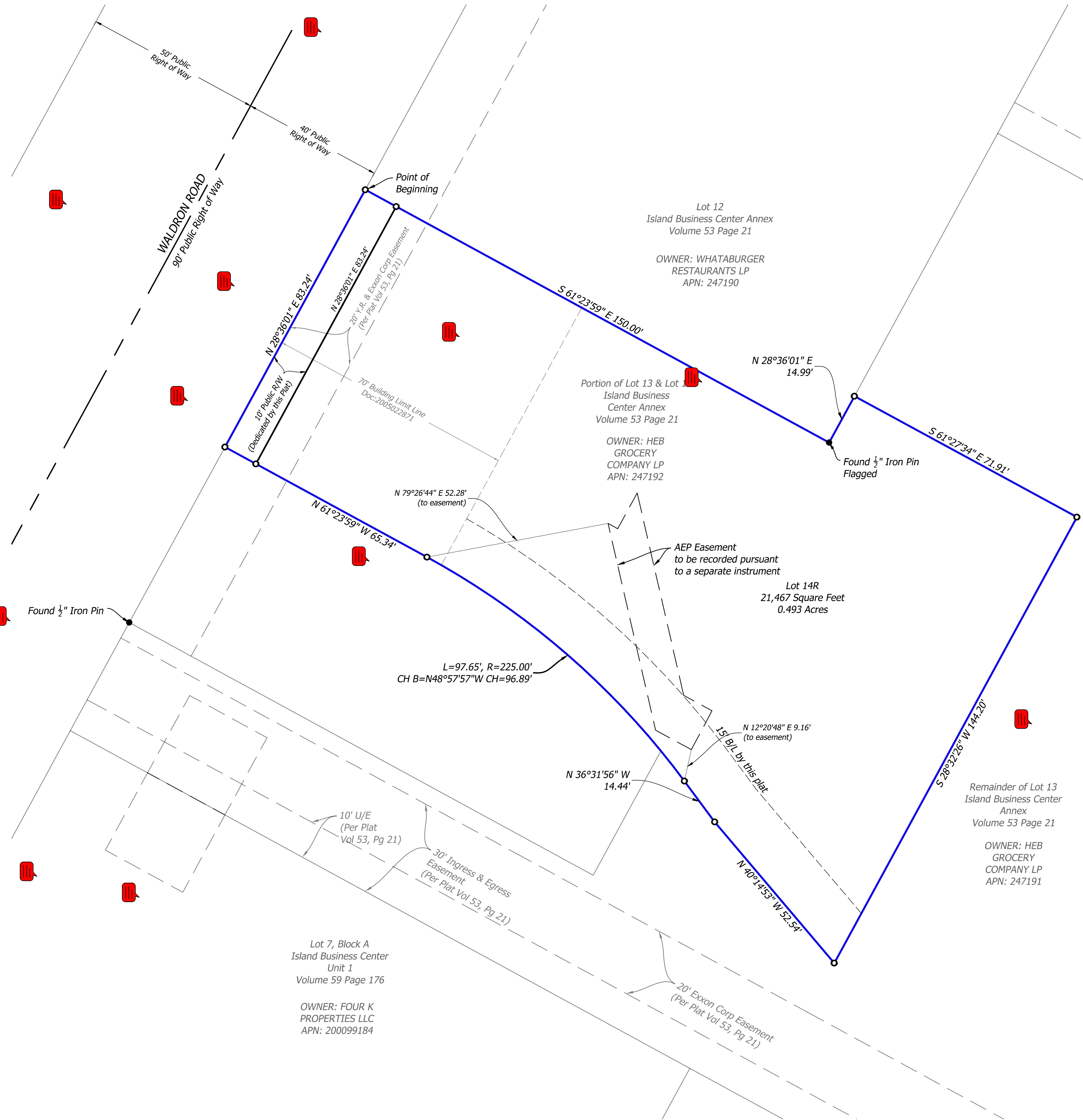
of

7BREW CORPUS CHRISTI, LOT 14R

Being a 0.493 acre (21,467 square feet) tract of land situated in the Ramon De Ynojosa survey, abstract number 411, and being a portion of Lots 13 and 14 Island Business Center Annex, a subdivision of record in Volume 53, Page 21 Map Records Nueces County Texas.

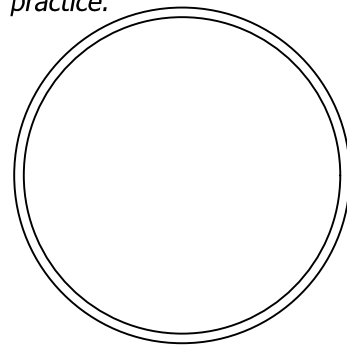


Vicinity Map
MAP NOT TO SCALE



State of Oklahoma
County of Oklahoma

I, Troy Dee, a Registered Professional Land Surveyor No. 6904 for Golden Land Surveying, have prepared the foregoing map form a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.



This the ____ day of _____, 2026.

Troy Dee, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6904

Notes:

- The entire property lies within the city limits of Corpus Christi.
- The Property is zoned CG-1 (General Commercial Limited).
- Total Platted area is 0.493 Acres of Land including any dedication.
- 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 except those created by separate instrument which are governed by the terms of such separate instrument.
- Bearings shown hereon are grid bearings and referenced to the Texas State Plane Coordinate System South Zone 4205, and are based on the North American Datum of 1983 (NAD 83) (2011) Epoch 2010.00. Distances are shown in ground distances.
- By graphical plotting only, the property is currently in Zone 'X' of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0545G, Nueces County, Texas, which bears an effective date of October 13, 2022 and is not located in a Special Flood Hazard Area. The FIRM Panel 48355C0545G is based on the North American Vertical Datum of 1988 (NAVD88).
- The owner of the land dedicated by this plat reserves the right to use and enjoy the surface of all easement areas dedicated hereby for all purposes that do not interfere with the use of said easement areas for utilities (subject to all applicable laws, regulations and ordinances); including but not limited to the right to place surfacing materials over and across the easement areas and to use the same for parking areas, driveways, walkways, sidewalks, landscaping and/or lighting.
- The location of the easements granted by separate instrument are approximate and such easements and their location are governed by the terms, provisions and conditions of such separate instrument.
- Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.

Prepared By

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date = 12/31/2023
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 5/5/2026

Job No. 251721

Sheet 1 Of 1