



Merged Document Report

Application No.: PL9249

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
P75665_20260618.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

[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
4	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no 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: not for platting, possibly for site development-need more information to determine	

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					<p>if private easement needed or not (EACH lot must have individual access and provide connectivity to neighboring lot)</p> <p>D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow</p> <p>E. Public open space: no (UDC 8.3)</p> <p>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>	
5	P001	Note	Bria Whitmire : DS	Closed	<p>Wastewater concern for Lot 1CA. While there is a manhole across Graford Place, it is on the curve and so not a straight shot. Also that manhole is shallow and may need a private grinder pump in order to be the connection point. The other option is a private wastewater easement across Lot 1CB for a long yard line to the wastewater along S. Staples however that line is over 20' deep and may be more difficult to connect to then the grinder pump option. Need plat to confirm which is the intention as affects easement requirements for the plat.</p>	
7	P001	Note	Bria Whitmire : DS	Closed	<p>Drainage Easement needs to be shown if planned. Refer to SWQMP comment for more information.</p>	
8	P001	Note	Bria Whitmire : DS	Closed	<p>Driveway Permits (sizing and spacing) and ROW Permits (any work in ROW including utility tie-ins) to be obtained from Public Works at Link</p>	
9	P001	Note	Bria Whitmire : DS	Closed	<p>M.R.N.C.T. and D.R.N.C.T. double listed in legend</p>	
1	P001	Note	Mark Zans : LD	Closed	<p>Change director to Interim Asst. City Manager</p>	
2	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #1</p> <p>Please see Fire's Comments PL9249 Roger's Subdivision Block 1 Lots 1CA & 1CB</p> <p>Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>"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</p>	

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					<p>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 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</p>	

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					<p>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>An accessible road and a suitable water supply is required once construction materials are brought on site.</p>	
3	P001	Note	Mark Zans : LD	Closed	<p>Fire comments #2</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>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>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>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</p>	

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					<p>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 vehciles.)</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>	
10	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments: PLAT - ROADWAY MASTER PLAN</p> <ul style="list-style-type: none"> •□The proposed plat does not impact or alter the existing Transportation Master Plan. <p>PLAT - COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> •□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). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□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. o□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). 	

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					<ul style="list-style-type: none"> •□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. o□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.) TRAFFIC – 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. 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. •□Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. 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. (TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW please see below: •□The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o□Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov •□TXDOT ROW process is the RULIS program (utility tie-ins) o□David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o□Right of Way Utility and Leasing Information System 	
11	P001	Note	Mark Zans : LD	Closed	<p>TxDot comments: TXDOT permits will be issued in accordance with access management standards and all</p>	

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					<p>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 prevent overloading the capacity of the downstream drainage system. • 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	Mark Zans : LD	Closed	If WW line easement is required along this property line, then please reflect on the plat and label width and use type.	
14	P001	Note	Mark Zans : LD	Closed	Astound Underground facilities: Astound does have underground facilities in an easement along Graford Road. Please place these faculties in and easement and reflect that easement on the plat.	

STATE OF TEXAS
COUNTY OF NUECES

SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF LOTS 1CA AND 1CB, BLOCK 1, AS SHOWN ON THE FOREGOING PLAT; THAT IT HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 20____

BY: SOUTH STAPLES BOARDWALK PARTNERS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MIGUEL ANTONIO CALDERON VEGA, MANAGER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MIGUEL ANTONIO CALDERON VEGA, 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.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

INTERNATIONAL BANK OF COMMERCE, HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY SOUTH STAPLES BOARDWALK PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 20____

INTERNATIONAL BANK OF COMMERCE

JOHN VILLARREAL, SENIOR VICE-PRESIDENT

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VILLARREAL, 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.

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

STATE OF TEXAS
COUNTY OF NUECES

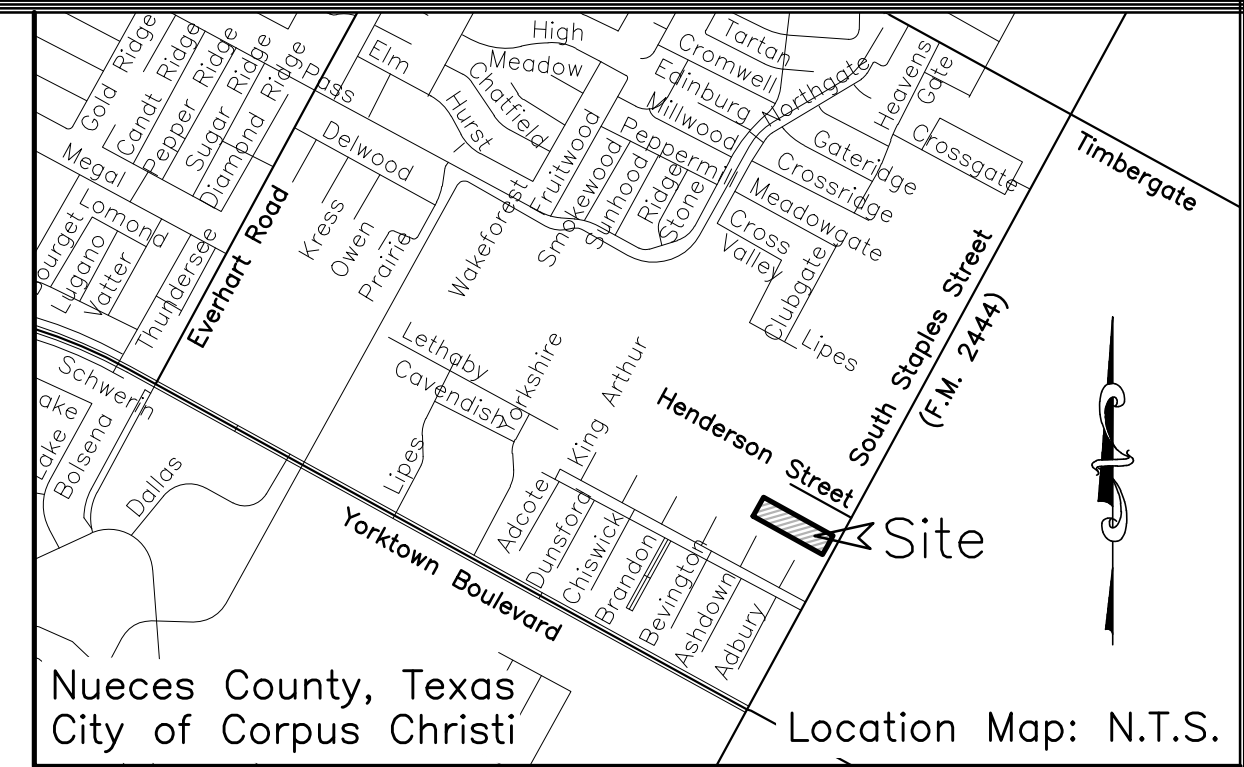
THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2026.

MICHAEL DICE
INTERIM ASSISTANT CITY MANAGER

CYNTHIA SALAZAR-GARZA
CHAIRPERSON

PLAT OF ROGER'S SUBDIVISION BLOCK 1, LOTS 1CA AND 1CB

BEING A RE-PLAT OF LOT 1C, BLOCK 1, ROGER'S SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 68, PAGE 906, MAP RECORDS OF NUECES COUNTY, TEXAS.



NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS ZONED CG-2 AND CN-1.
3. TOTAL PLATTED AREA IS 2.91 ACRES OF LAND..
4. SET 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DCCM" AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00. DISTANCES SHOWN ARE GROUND DISTANCES.
6. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY LOCATED IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0520G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IT IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0520G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
8. VEHICULAR ACCESS ACROSS LOT LINES SHALL NOT BE OBSTRUCTED.
9. NO DRIVEWAY ACCESS ONTO GRAFORD PLACE.
10. THE PRIVATE DRAINAGE SYSTEM FOR LOTS 1CA AND 1CB SHALL CONFORM TO THE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT NO. _____, O.P.R.N.C.T.

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 _____, 2024, 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

STATE OF TEXAS
COUNTY OF NUECES

I, PAYTON C. JOHNSON, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR DCCM, HAVE PREPARED THE FOREGOING MAP FROM 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 _____ DAY OF _____, 2026

PAYTON C. JOHNSON
R.P.L.S. LICENSE NO. 6961



DCCM | TxEng F-257 | Surveying 10030200
2725 Swantner Dr, Corpus Christi, TX 78404
361.854.3101 | DCCM.com

Revised: 5/13/26
Submitted: 4/15/26
SCALE: 1"=60'
JOB NO.: 75665
SHEET: 1 of 2
DRAWN BY: XG

usurveying@dccm.com

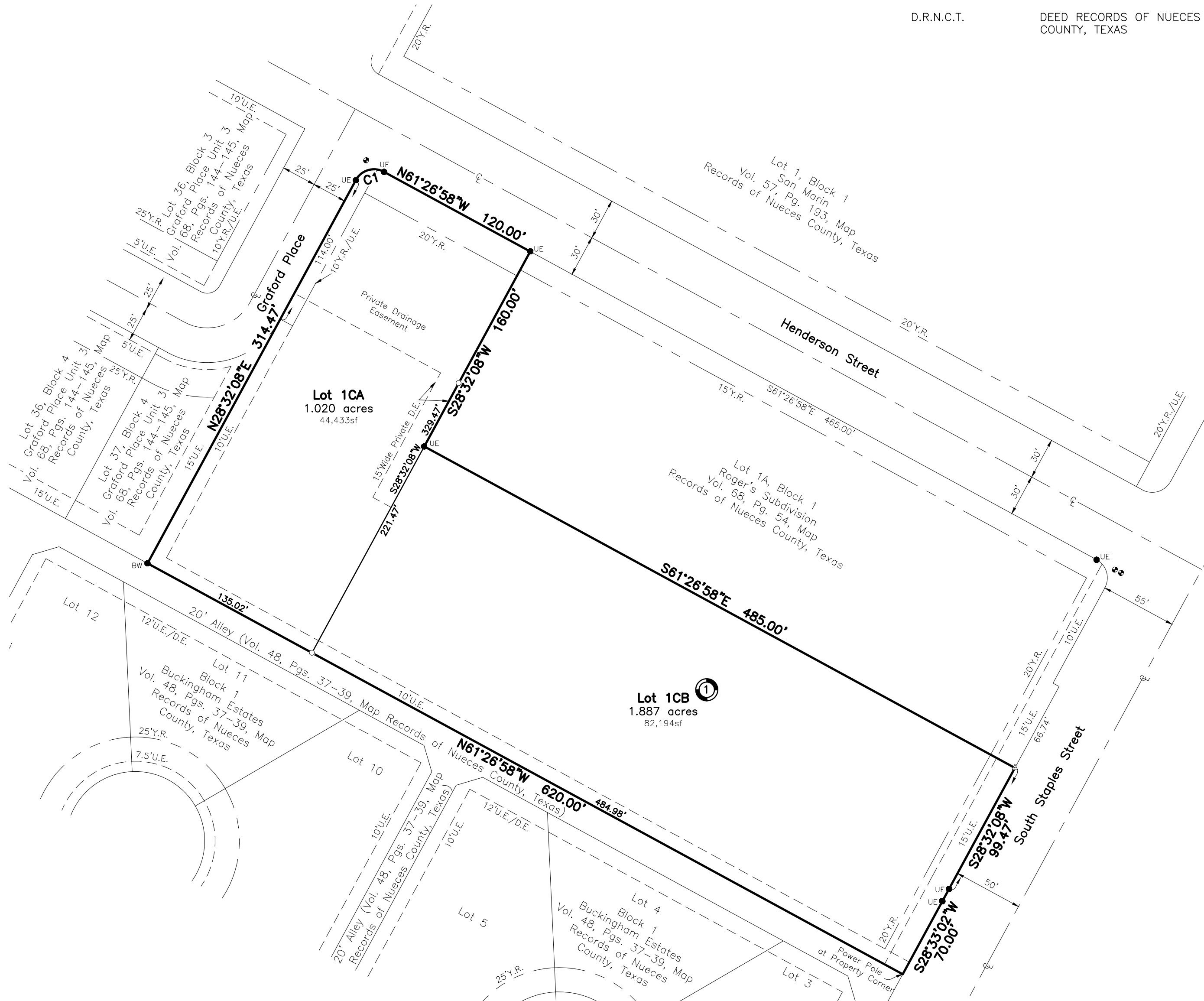
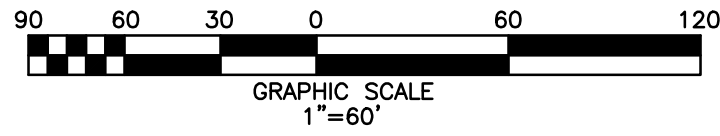
PLAT OF
ROGER'S SUBDIVISION
BLOCK 1, LOTS 1CA AND 1CB

BEING A RE-PLAT OF LOT 1C, BLOCK 1, ROGER'S
 SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME
 68, PAGE 906, MAP RECORDS OF NUECES COUNTY, TEXAS.

LEGEND:

	PLAT BOUNDARY
	ROAD CENTERLINE
	ADJACENT LOT LINE
	YARD REQUIREMENT
	EASEMENT
	FLOOD ZONE LINE
M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS

	SET 5/8 INCH IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM"
	FOUND DRILL HOLE
	FOUND 5/8 INCH IRON REBAR
	FOUND 5/8 INCH IRON REBAR WITH PLASTIC CAP STAMPED "URBAN ENGR CCTX"
	FOUND 5/8 INCH REBAR WITH CAP STAMPED "BASS AND WELSH"
	FOUND PK NAIL WITH WASHER STAMPED "URBAN ENGR CCTX"



DCCM | TxEng F-257 | Surveying 10030200
 2725 Swantner Dr, Corpus Christi, TX 78404
 361.854.3101 | DCCM.com

Revised: 5/13/26
 Submitted: 4/15/26
 SCALE: 1"=60'
 JOB NO.: 75665
 SHEET: 2 of 2
 DRAWN BY: XG