



### **Merged Document Report**

### **Application No.: PL9158**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
GARDENDALE_SHT1_REV4.pdf

Comment Author Contact Information:

<b>Author Name</b>	<b>Author Email</b>	<b>Author Phone No.:</b>
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
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](#)

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
2	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
3	P001	Note	Mina Trinidad : DS	Closed	For better visibility of the plat map, switch the plat and the location map. The location map can be smaller and in the top right corner of the plat. The plat is generally in the middle of the plat map.	
4	P001	Note	Mina Trinidad : DS	Closed	Increase the street text within the location map.	

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5	P001	Note	Mina Trinidad : DS	Closed	Label the block number in a circle within the plat dimensions for better visibility.	
7	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
8	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW:            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.            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.)</p>	
9	P001	Note	Mina Trinidad : DS	Closed	<p>Parks and Recreation Department: Fees applied due to plat project scope. Plat describes the proposal of construction of a newly proposed single-family dwelling unit under the description of a single-family home. As such fees are applied.</p> <p>1 Dwelling Unit x \$462.50 Fee = \$462.50 Total Due</p>	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's truckline system, no comments.	

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11	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).</p> <p>Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p>	
12	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
13	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: - Water Distribution Standards: Fire flow for residential areas requires 750 GPM 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>-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. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</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> <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</p>	

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					<p>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>	
14	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Information/Note:</p> <ol style="list-style-type: none"> <li>1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</li> <li>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.</li> <li>3. The minimum 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.</li> </ol> <p>Note: Calculated Turning Radii for Fire Apparatus:            Inside Turn: 28 ft.            Curb to curb: 36 ft. 8 in.            Wall to wall: 45 ft.</p> <p>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>-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>	
6	P001	Note	Bria Whitmire : ENG	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <ul style="list-style-type: none"> <li>A. Streets: No</li> <li>Sidewalks: No</li> <li>Lighting Plan: No</li> <li>B. Water: No</li> <li>Fire hydrants: No</li> <li>C. Wastewater: No</li> <li>D. Stormwater: No</li> <li>E. Public open space: No</li> <li>F. Permanent monument markers: No</li> </ul> <p>Please note, improvements required should be constructed to city standards, found in Article 8</p>	

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					and the IDM.	

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, ARNOLD MARTINEZ AND ERLINDA GUAJARDO MARTINEZ, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ARNOLD MARTINEZ, OWNER

ERLINDA GUAJARDO MARTINEZ, OWNER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ARNOLD MARTINEZ, OWNER, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ERLINDA GUAJARDO MARTINEZ, OWNER.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

I, GEORGE RUBALCABA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY COMPLETED ON THE GROUND, UNDER MY DIRECTION, TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

GEORGE RUBALCABA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4229  
TIERRA SURVEYING

STATE OF TEXAS §  
COUNTY OF NUECES §

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CYNTHIA SALAZAR-GARZA  
CHAIRPERSON

MICHAEL DICE  
DIRECTOR

STATE OF TEXAS §  
COUNTY OF NUECES §

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

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

# FINAL PLAT OF BLOCK 9, LOT 6R, GARDENDALE SUBDIVISION

BEING 0.4545 ACRES FOR REPLAT OF THE NORTHWEST HALF OF BLOCK 9,  
LOT 6, GARDENDALE SUBDIVISION, A MAP OF WHICH IS RECORDED IN  
VOLUME 8, PAGE 21, MAP RECORDS, NUECES COUNTY, TEXAS.

## CORPUS CHRISTI, NUECES COUNTY, TEXAS

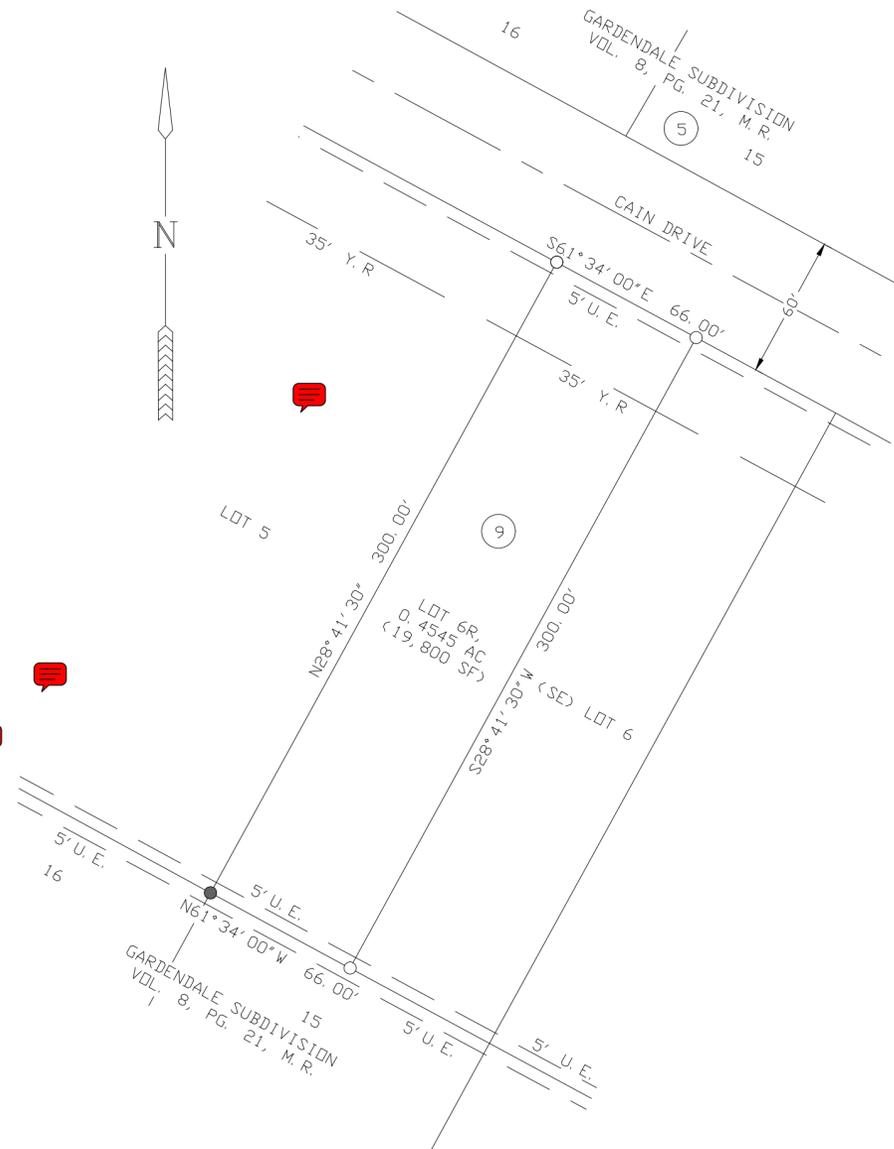


### LEGEND:

- M.R. MAP RECORDS, NUECES CO., TX
- O.R. OFFICIAL RECORDS, NUECES CO., TX
- UE UTILITY EASEMENT
- Y.R. YARD REQUIREMENT
- FOUND 5/8" IRON ROD
- SET 1/2" IRON ROD



LOCATION MAP  
1"=500'



### NOTES

1. THE TOTAL PLATTED AREA CONTAINS 0.4545 ACRES OF LAND INCLUDING STREET DEDICATIONS.
2. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
3. 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.
4. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
5. THE ENTIRE SUBJECT SITE IS IN FEMA ZONE X, AREA OF MINIMAL FLOODING, MAP NO. 48355C0510G (10/12/2022).
6. PROPOSED DRIVEWAY ACCESS TO A PUBLIC STREET SHALL CONFORM TO ACCESS MANAGEMENT STANDARDS OUTLINES IN ARTICLE 7 OF THE UDC (UDC 7.1.7).

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, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS