



## **Merged Document Report**

**Application No.: PL8891**

Description :	
Address :	
Record Type :	PLAT

### Submission Documents:

<b>Document Filename</b>
202579326 - STRIPES CORPUS - PLAT r2 12.2.25.pdf
C7.0 UTILITY PLAN.pdf
Application for Land Subdivision_signed.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
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Caleb Wong	calebw@corpuschristitx.gov	361-826-3392

### [General Comments](#)

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
23	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: Yes B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: No 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
1	P001	Note	Mina Trinidad : DS	Closed	Please resubmit necessary documents within 10 business days per UDC 3.1.6.e: "The notification shall list all missing or incomplete items and provide at least ten business days for the applicant to resubmit the material. The applicant may request an additional meeting for explanation of the missing or incomplete items. If the application is not resubmitted within the period specified, the application shall be deemed rejected and shall not be accepted for filing. After an application has been rejected, a new application and fee shall be required."	
2	P001	Note	Mina Trinidad : DS	Closed	<p>Application for Land Subdivision Form required to be submitted.</p> <p>On the Application, if you are to select "30-day plat review" 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.</p>	
3	P001	Note	Mina Trinidad : DS	Closed	Storm Water Quality Management Plan (SWQMP) required to be submitted.	
4	P001	Note	Mina Trinidad : DS	Closed	<p>There appears to be a discrepancy between the property listed in the deed and referenced on the plat of "Lots 17 and 21."</p> <p>Please provide appropriate deed for properties being platted.</p>	

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5	P001	Note	Mina Trinidad : DS	Closed	Per emails, the applicant has requested the 30-day review tract. 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.	
7	P001	Note	Mina Trinidad : DS	Closed	Per Bria, coordinate with CCW about 2 manholes on property.	
8	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Increase text size for better visibility.  Move plat heading to the top of the center of page.	
9	P001	Note	Mina Trinidad : DS	Closed	(Informational) Traffic/ROW: Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 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. The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. 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). 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. 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 must be approved prior to the issuance of the building permit (issued by DSD). (Refer to Municode Chapter 49-30 for permit requirements.) Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation	

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					<p>devices) in addition to standard "regulatory" STOP and street name blade sign installations. Additionally, cul-de-sacs must include either "NO OUTLET" or "DEAD END" signage. Temporary Dead-Ends should include the appropriate object markers and one-way streets must include signage for any one-way designations and affected side streets. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p> <p>Pavement markings shall be installed within the scope of the subdivision in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. Reference: Texas MUTCD and UDC Article 8.1.3.A</p> <p>Pavement markings shall be installed within the scope of the subdivision on all streets classified as a collector (C1) or higher on the City's Urban Transportation Plan Map. Streets not designated as a collector (C1) or higher but constructed with a 40-foot width (back-of-curb to back-of-curb) will be subject to specifications stated in public improvement plan review. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>	
10	P001	Note	Mina Trinidad : DS	Closed	Remove signature blocks as Plat is a Preliminary Plat. Preliminary plats go to Planning Commission but do not get recorded, therefore, signature blocks are not necessary.	
11	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions. 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). For further information, please email ROWManagement@cctexas.com.</p> <p>A contractor can be found in non-compliance while working on city ROW with a permit if they deviate from the proposed work and permit approved by ROW. A fee of \$1,500.00 per day as per City of Corpus Christi Municipal Code 49-112 (9) &amp; Code Sec. 49 – 57- 1 (h) &amp; Code Sec. 49 – 57 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>A person / contractor / applicant shall be held responsible for damage to and in public</p>	

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					<p>right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6, and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be excavating (trenching, boring, etc.) on ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 14 – 602 &amp; Code Sec. 49 – 49 – 2. For further information, please email ROWManagement@cctexas.com.</p> <p>Any contractor that will be tapping into city infrastructure (Water Line, Sewer Line, etc.) on private property, ROW / Utility Easements or Street(s) will need a ROW Permit per Code Sec. 49 - 112 (4). For further information, please email ROWManagement@cctexas.com.</p> <p>The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</p>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: All traffic signs shall be furnished and installed by the Developer in accordance to specifications of, and subject to, latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD), public improvement plan reviews and inspections, by the City. This includes furnishing and installing "STOP" signs. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A. All entries to private streets from public streets shall be clearly signed by the owners or homeowners' association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of streetlights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Streetlights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines. The "Street Lighting Plan" shall indicate all existing streetlights within 500-ft (+/-) of proposed streetlights along tangent street sections. Preliminary "written" approval of the "Street Lighting Plan", by the City's Traffic Engineering Department, is required before the utility company (AEP or NEC) can start the design of the street lighting system and determine developer fees, which are required for plat recordation. Traffic</p>	

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					Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation: No fees applicable as the plat describes the creation of a Stripes Convenience Store along with a Gas Station. As no newly proposed Residential dwelling unit(s) are to be created, no fees are to be applied.	
14	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved and has no additional comments.	
15	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat of Stripes Corpus Christi closes within acceptable engineering standards.	
17	P001	Note	Mina Trinidad : DS	Closed	Increase site size on the location map to show surrounding street names.	
18	P001	Note	Mina Trinidad : DS	Closed	Remove signature blocks as Plat is a Preliminary Plat. Preliminary plats go to Planning Commission but do not get recorded, therefore, signature blocks are not necessary.	
19	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Increase text size for better visibility. General note needs to follow City of Corpus Plat Guidelines for the "Receiving Waters" general note.  Add the Storm Water Receiving Waters general note on the plat.	
20	P001	Note	Mina Trinidad : DS	Closed	11/18/2025 Update: Increase text size for better visibility.  On side of plat ensure owners name, engineer's information, and surveyor's information is provided.	
22	P001	Callout	Alex Harmon : DS	Closed	Place a 15' UE along Heinsohn Rd per UDC 8.2.3.A.	
32	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.	
6	1	Free Text	Mina Trinidad : DS	Closed	X	
16	U004	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment for this plat.	

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24	U004	Note	Alex Harmon : DS	Closed	<p>11/3/25 UPDATE:</p> <p>Comment response indicates it is on the Utility Plan - What sheet of utility plan shows the demands?</p> <p>Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development.</p>	
26	U004	Note	Alex Harmon : DS	Closed	<p>11/3/25 UPDATE: To be addressed on Pls.</p> <p>Per UDC 8.1.5., All required improvements shall be designed and installed in order to provide for a system of utilities, storm water and streets and to create continuity of improvements among adjacent properties.</p>	
30	U004	Note	Mina Trinidad : DS	Closed	<p>(Informational as item will be required at Final Plat) CCW:</p> <p>1. Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards). CCW will review Public Improvements.</p> <p>2. Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards). CCW will review wastewater as public improvements.</p>	
31	U004	Note	Mina Trinidad : DS	Closed	<p>12/18/2025 Update: (Edgar Diaz Ruiz) No additional comments at this time.</p> <p>11/18/2025 Update: Comment not addressed.</p> <p>CCW (Mikail Williams): Please provide water and wastewater demands.</p>	
33	U004	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 10-18</p> <p>10. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</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</p>	

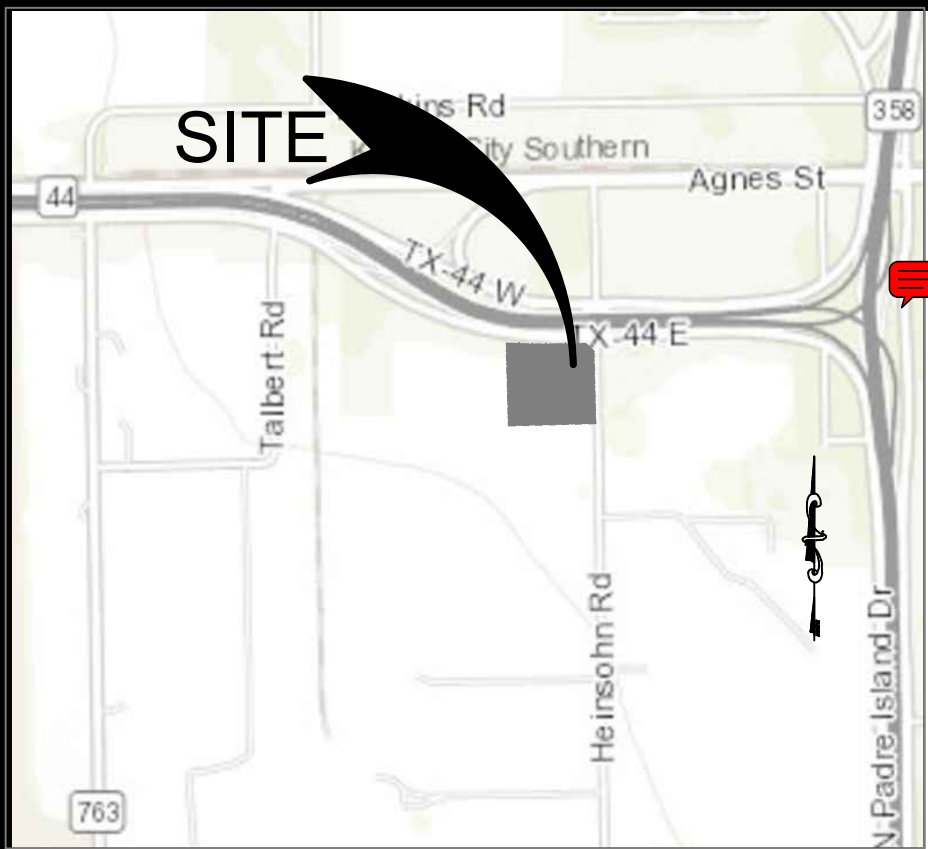
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					<p>access road, the minimum road width shall be 26 feet, exclusive of shoulders.</p> <p>13. The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane.</p> <p>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>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.</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>15. 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>16. 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>17. 503.3 Marking: Where required by the fire code</p>	



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					<p>official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shallbe 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>18. Commercial development of the property will require further Development Services review.</p>	
34	U004	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: Comments 10-18</p> <p>10. Note: An accessible road and a suitable water supply is required once construction materials are brought on site.</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.</p> <p>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.</p>	

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36	U004	Note	Mina Trinidad : DS	Closed	<p>Fire: 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. Although zoned IL, this site will be reviewed as a commercial development as a Stripes. Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual.</p> <p>Fire hydrant every 300 feet and operational.</p> <p>3. 507.5.1 (amendment) Where Required: All premises, other than one-family detached dwellings, where buildings or portions of buildings</p>	

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					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.	
27	U004	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Please refer to City of Corpus Christi Standards and Specifications for proposing roadwork, curb and gutter, sidewalk, utilities, etc and have the standards included in the plan set and the specifications referenced. Wherever available, please include a table of contents for which standards and specifications were used.	
28	U004	Note	Caleb Wong : STREET	Closed	PW STR: Informational - A person shall be held responsible for damage to and in public right-of-way for the criteria outlined in Sec. 49-39-9 in the City's Municipal Code and will be held responsible for restoring the City assets per Municipal Code Sec. 49-47-1, Sec. 49-54-6 and Sec. 49-49-3. For further information, please email ROWManagement@cctexas.com.	
29	U004	Note	Caleb Wong : STREET	Closed	PW STR: Informational - Based on the Corpus Christi GIS Viewer, Hwy 44 is TxDOT jurisdiction. Please coordinate with TxDOT.	

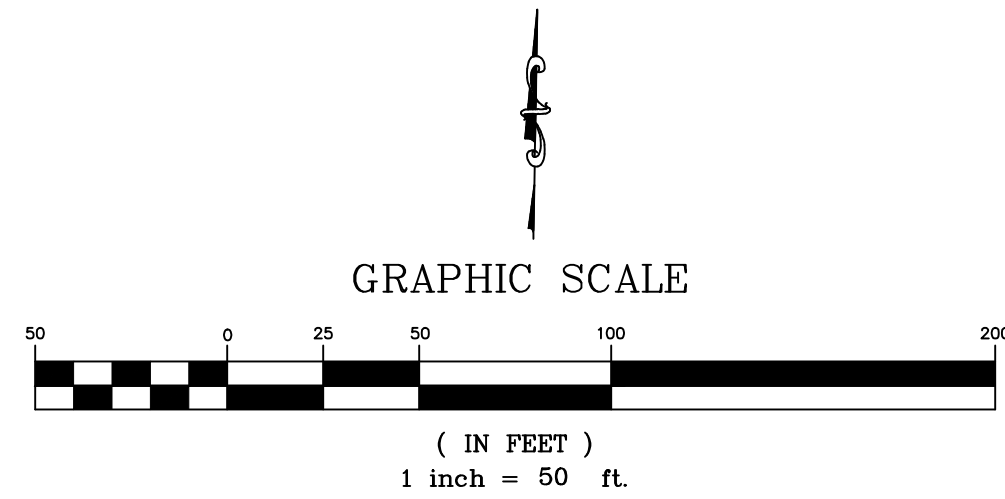


- LEGEND:
- ① = FOUND 1/2" IRON BAR WITHOUT A CAP
  - ② = SET 1/2" IRON BAR WITH AN ORANGE CAP MARKED "SLS 10089000"
  - ④ = FOUND 1/2" IRON BAR WITH AN ORANGE CAP MARKED "TRANSGLOBAL SERVICES"
  - ⑤ = FOUND 1-1/2" IRON PIPE
  - ⑥ = FOUND BROKEN CONCRETE MONUMENT SET IN THE GROUND
  - R.O.W. = RIGHT-OF-WAY
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
  - △ = DELTA ANGLE
  - CHD BRG = CHORD BEARING
  - CHD DIST = CHORD DISTANCE

- SURVEYORS NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
  2. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011), GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.000040.
  3. DIMENSIONS SHOWN ARE SURFACE.

*PLAT OF*  
*STRIPES CORPUS CHRISTI*

BEING 5.882 ACRES OUT OF LOTS 17 AND 21, JOHNNY C. WILSON FARM LOTS, CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 21 AT PAGES 12-13 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, BEING A PORTION OF A 27.361-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND A PORTION OF A 5.380-ACRE TRACT OF LAND DESCRIBED IN DEED OF RECORD IN DOCUMENT NUMBER 2020051891 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS



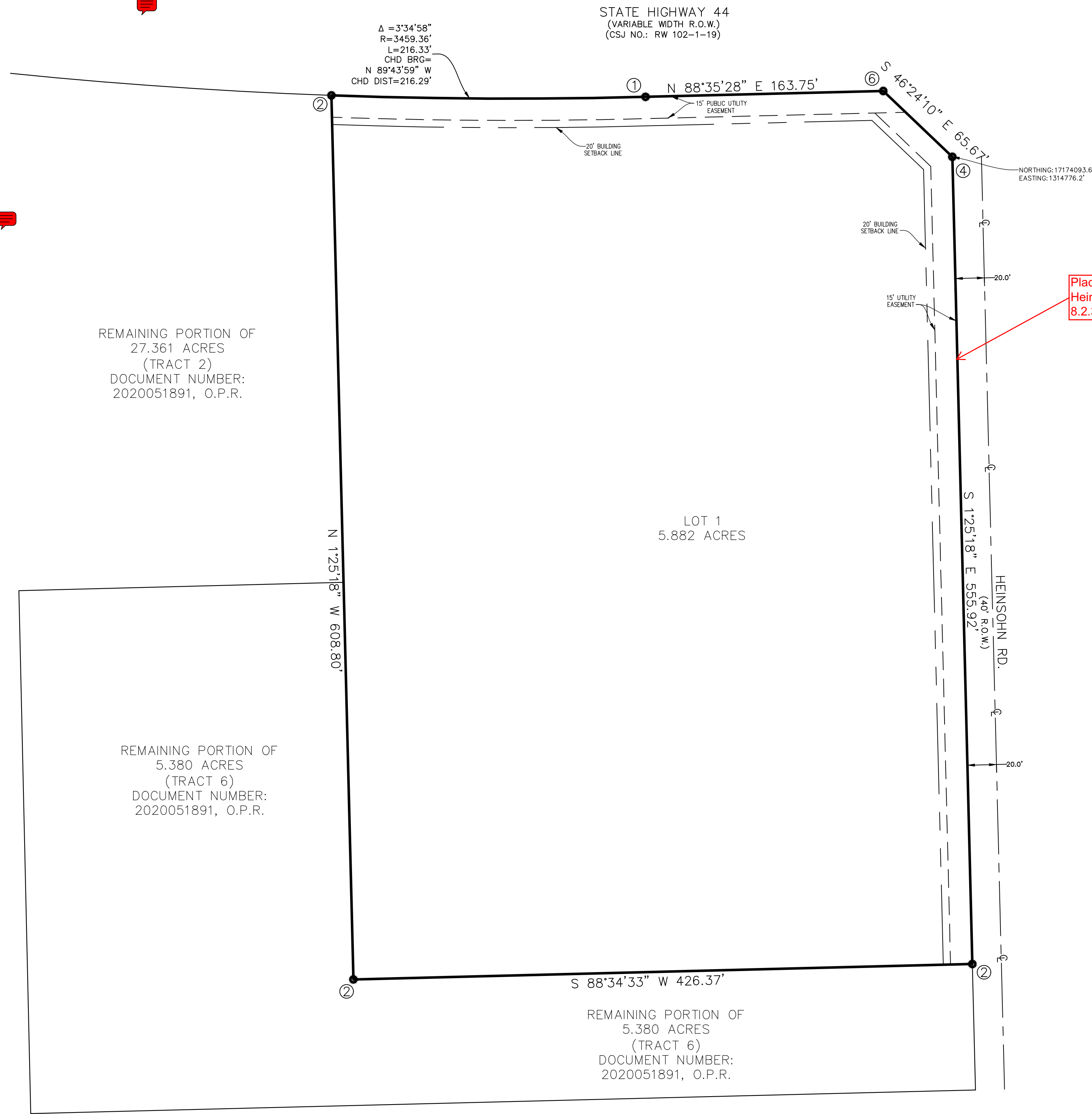
OWNER  
NAME: HEINS 44 RETAIL PARTNERS LTD, A TEXAS LIMITED PARTNERSHIP  
ADDRESS: 1207 ANTOINE DRIVE  
HOUSTON, TEXAS, 77055  
PHONE: 713-961-0280  
CONTACT: SHARON A. VICKERS

ENGINEER  
BOWMAN  
ADDRESS: 111 TOWER DRIVE, SUITE 325,  
SAN ANTONIO, TEXAS, 78232  
PHONE: 210-944-8681  
CONTACT: JAMIE HORA, PE

SURVEYOR  
SINCLAIR LAND SURVEYING INC.  
ADDRESS: 3411 MAGIC DRIVE,  
SAN ANTONIO, TEXAS 78229  
PHONE: 210-341-4518  
CONTACT: LEMUEL T. SINCLAIR, RPLS

## GENERAL NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C0315G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
2. MEASURED BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH ZONE 4205, NORTH AMERICAN DATUM OF 1983 (NA2011).
3. PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SLS" UNLESS NOTED OTHERWISE.
4. THE TOTAL PLATTED AREA IS 5.882 ACRES.
5. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
6. NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
7. TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 73 EX ADMIN. CODE §11.52 (2020).
8. DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS ANTICIPATED MAXIMUM "BUILD-OUT" OR "FULLY DEVELOPED" CONDITION, AND SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY DOWNSTREAM DRAINAGE SYSTEM.
9. IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.
10. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.



PROJECT ENGINEER:

**Bowman**

8122 DATAPoint RD., STE. 202  
SAN ANTONIO, TEXAS 78229  
PHONE: 210-298-1600  
EMAIL: JHORA@BOWMAN.com  
TBPE Registration No.: F-14309

PROJECT SURVEYOR:



SINCLAIR LAND  
SURVEYING, INC.

3411 MAGIC DRIVE  
SAN ANTONIO, TEXAS 78229  
210-341-4518  
TBPELS FIRM NO. 10089000



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: Bowman (Jamie Hora)  
Telephone: (210) 298-1800 EMAIL: jhora@bowman.com  
Address: 111 Tower Drive, Suite 325, San Antonio, Texas 78232  
Status of Applicant: Owner: Other: (specify) Civil Engineering Consultant

2. Engineer/Surveyor: Engineer - Same as Applicant Telephone: ( )  
Address: EMAIL:  
Contact Person: Telephone: ( )

3. Owner: Heins 44 Retail Partners, Ltd. Telephone: (713) 961-0280  
Address: 1207 Antoine Drive, Houston Texas 77055  
Type of Ownership: Sole Partnership Corporation  
Other

4. Preliminary Plat: X Final Plat: Amending/Vacating Plat: Replat:  
Proposed Subdivision Name: Stripes Corpus  
Location: Southwest corner of Hwy 44 and Heinsohn Road Acreage: 5.882  
Legal Description: 5.882 acres out of lots 17 and 21, johnny c. wilson farm lots, city of corpus christi, nueces county  
Land Use: (Existing) Vacant (Proposed) Convenience Store & Gas Station  
Zoning: (Existing) Light Industrial (Proposed) Light Industrial  
Tax I.D. No.: 200061970  
Proposed No. of Lots: 1 Plat review: 30-day X 60-day  
Reason for plat/replat: Creating a lot

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

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

SEE REVERSE SIDE



