



Merged Document Report

Application No.: PL9155

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
P000073152.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
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](#)

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
2	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No Lighting Plan: No B. Water: No Fire hydrants: No C. Wastewater: No	

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					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.	
3	P002	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
4	P002	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
5	P002	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comment.	
6	P002	Note	Mina Trinidad : DS	Closed	TxDOT: (Lucio Ramos) • 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). • 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.	
7	P002	Note	Mina Trinidad : DS	Closed	Remove "Preliminary" verbiage from plat.	
8	P002	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees are to be applied as these lots are being created for a total of (3) for the purpose of commercial development. As no newly proposed dwelling units are to be created, no fees are to be applied.	
10	P002	Note	Mina Trinidad : DS	Closed	Traffic/ROW: (Jorge Chavez)	

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					<p>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 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 withing utility easements. 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>	
11	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW: 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>	
12	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire: -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. 2.Where a fire hydrant is located on the street, the</p>	

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					<p>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>-D103.5 Fire apparatus access road gates. If installed Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</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> <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>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>-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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13	P002	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>-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 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.</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>-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</p>	

STATE OF TEXAS
COUNTY OF NUECES

PHYLLIS C. ALLEN, HEREBY CERTIFIES THAT SHE IS THE OWNER OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT SHE HAS HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER; THAT UTILITY 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: _____
PHYLLIS C. ALLEN, OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHYLLIS C. ALLEN, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE SHE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE 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

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 HEREIN 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. NO. 6961

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
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 _____, 2025, 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.

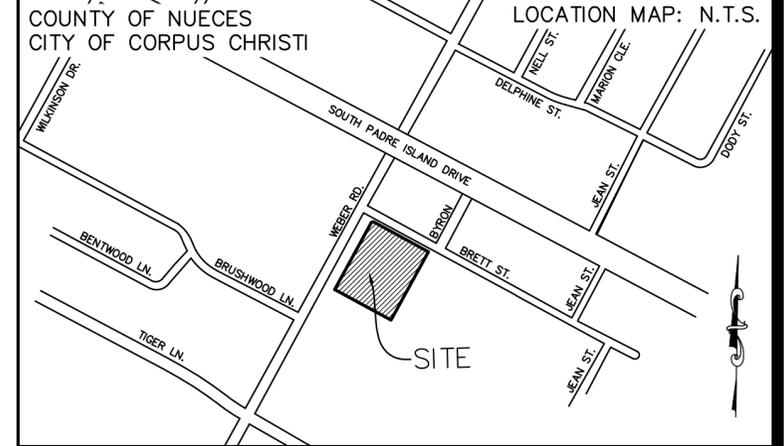
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Replat of Bratton Place Unit 2 Lots 1A, 2A, and 3A, Block 2

A 1.992 ACRE TRACT OF LAND, BEING A RE-PLAT OF BRATTON PLACE UNIT 2, LOTS 1 - 15, BLOCK 2, A MAP RECORDED IN VOLUME 35, PAGES 170-171, MAP RECORDS OF NUECES COUNTY, TEXAS; SAID 1.992 ACRE TRACT BEING THE SAME PROPERTY DESCRIBED IN A DISTRIBUTION DEED, FROM THE ESTATE OF SAM L. ALLEN, DATED THE 3RD DAY OF DECEMBER 2013, TO PHYLLIS C. ALLEN, RECORDED IN DOCUMENT NO. 2013051730, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.



TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10030200
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 URBAN.DCCM.COM

LEGEND:

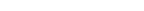
—————	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
-----	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
—————	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
-----	YARD REQUIREMENT	VOL.	VOLUME
-----	EASEMENT	PG.	PAGE
○	SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM"	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
●	FOUND 5/8" REBAR	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
BS ●	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BRISTER SURVEYING"		
MAG ●	FOUND MAG NAIL WITH WASHER STAMPED "CEI ENG ASSOC INC"		
⊗	FOUND "X" MARK ON CONCRETE		

NOTES:

1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS CURRENTLY ZONED "CG-2" (GENERAL COMMERCIAL).
3. THE TOTAL AREA TO BE PLATTED CONTAINS 1.992 ACRES INCLUDING ANY DEDICATION.
4. 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.
5. 5/8 INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "DCCM" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
7. 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.
8. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0510G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0510G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Revised: 02/12/2026
Submitted: 01/26/2026
SCALE: 1"=30'
JOB NO.: 0000073152
SHEET: 1 of 2
DRAWN BY: SAB

LEGEND:

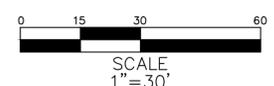
-  PLAT BOUNDARY
-  ROAD CENTERLINE
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-  SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DCCM"
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-  FOUND MAG NAIL WITH WASHER STAMPED "CEI ENG ASSOC INC"
-  FOUND "X" MARK ON CONCRETE
- Y.R. YARD REQUIREMENT
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- 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



Replat of
Bratton Place Unit 2
Lots 1A, 2A, and 3A, Block 2

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CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	10.00'	10.00'	15.71'	N73°39'03"E	14.14'



DCCM

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 SHEET: 2 of 2
 DRAWN BY: SAB
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 urbansurvey1@urbaneng.com