



## **Merged Document Report**

### **Application No.: PL9275**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
260413-Plat-R1.pdf
4010 t 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
Valeria Merida	valeriam@corpuschristitx.gov	-
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
7	P001	Note	Bria Whitmire : DS	Open	Update: Due to timeline of street closure, applicant choosing to move forward with construction waiver of Mazda Dr alongside the plat, understanding that if the waiver is denied, so is the plat.  From discussion with Public Works ROW Management (ROWManagement@corpuschristitx.gov) open to a roadway closure for Mazda north of Alpine St rather than multiple street waivers as property is developed. Further coordination needed with Public Works prior to platting.	
9	P001	Note	Bria Whitmire : DS	Open	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: yes, unless construction waiver is approved Sidewalks: yes, unless construction waiver is approved 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: yes, unless septic is approved D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
10	P001	Note	Mina Trinidad : DS	Closed	(Informational) GIS: closes within acceptable engineering standards.	
11	P001	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: This location is not on our state's trunkline system, no comments.	
12	P001	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comments.	
13	P001	Note	Mina Trinidad : DS	Closed	(Informational) Gas Department has no comments.	
16	P001	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
17	P001	Note	Mina Trinidad : DS	Closed	(Informational) Fire: 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	

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					<p>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. 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</p>	

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					<p>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 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.</p>	
18	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Fire:</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 Radi 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>	

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					<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 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 vehicles.)</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>	
19	P001	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comments.	
20	P001	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees due as reasoning for plat is described as, "to combine two lots into one for permitting." As no newly proposed dwelling units are within the project scope, no fees are to be applied.	

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21	P001	Note	Mina Trinidad : DS	Closed	<p>Update 6/5/2026: CCW has no further comments for this plat.</p> <p>CCW: Wastewater Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards) or an approved waiver for wastewater construction and approval from CC Health Department is needed for lots to use a septic system.</p>	
22	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>	
23	P001	Note	Mina Trinidad : DS	Closed	<p>Update 06/09/26: Traffic/ROW has no additional comments. Street waiver request is under review.</p> <p>Traffic/ROW: (Moises T.) 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 <a href="mailto:rowmanagement@corpuschristitx.gov">rowmanagement@corpuschristitx.gov</a> 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.</p>	

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					<p>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> <p>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 &amp; dimensions required for review and approval from Public Works Traffic / ROW.</p> <p>PEAK HOUR TRAFFIC / TIA: Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times &amp; the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required.</p> <p>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.</p> <p>Public Improvements (Street construction) waiver request The waiver will be evaluated prior to leadership review.</p> <p>Moises Torres 361-826-3552</p>	
24	P001	Note	Mina Trinidad : DS	Closed	Include block number within a circle inside the plat drawing for better visibility.	
25	P001	Note	Mina Trinidad : DS	Closed	Increase the street names and site on the location map for better visibility.	
26	P001	Note	Mina Trinidad : DS	Closed	Correct spelling in subheading text.	
27	P001	Note	Mina Trinidad : DS	Closed	<p>Replace "Public Health" signature line with:</p> <p>Manuel Garcia, Environmental Health Services Manager</p> <p>Nueces County Health Department</p>	
28	P001	Note	Mina Trinidad : DS	Closed	<p>Update 6/5/26: Applicant responded with the proposed use being warehouse use.</p> <p>The property is within the IL/APZ-1 zoning district. What is the proposed light industrial use?</p>	
2	APPLICATION FOR	Free Text	Valeria Merida : DS	Closed	CLARKWOOD TR LTS 21 THRU 28 BK 8	

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4	APPLICATION FOR	Note	Valeria Merida : DS	Closed	Additional Information Required: -Public Improvement plan (PIs required for construction of Mazda Street along frontage.)	
6	APPLICATION FOR	Note	Valeria Merida : DS	Closed	Address does not match other documents.	

STATE OF TEXAS  
COUNTY OF NUECES

I, JULIO FERNANDEZ, HEREBY CERTIFIES THAT I AM THE OWNER OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; 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.

-----  
JULIO FERNANDEZ, OWNER

STATE OF TEXAS  
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JULIO FERNANDEZ.

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

-----  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF NUECES

THIS FINAL 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, CHAIR PERSON

-----  
MICHAEL DICE, DIRECTOR

STATE OF TEXAS  
COUNTY OF NUECES

THIS 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

STATE OF TEXAS  
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, 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 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, MAP RECORDS NUECES COUNTY, TEXAS.

-----  
KARA SANDS, COUNTY CLERK  
NUECES COUNTY, TEXAS

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
\_\_\_\_\_, 2025

BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026. ANY PRIVATE SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

-----  
MANUEL GARCIA  
ENVIRONMENTAL HEALTH SERVICES MANAGER  
NUECES COUNTY HEALTH DEPARTMENT

STATE OF TEXAS  
COUNTY OF NUECES

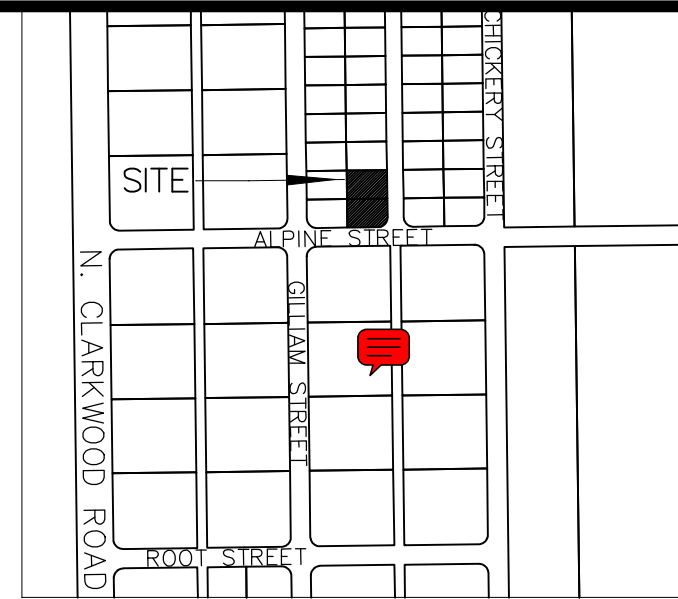
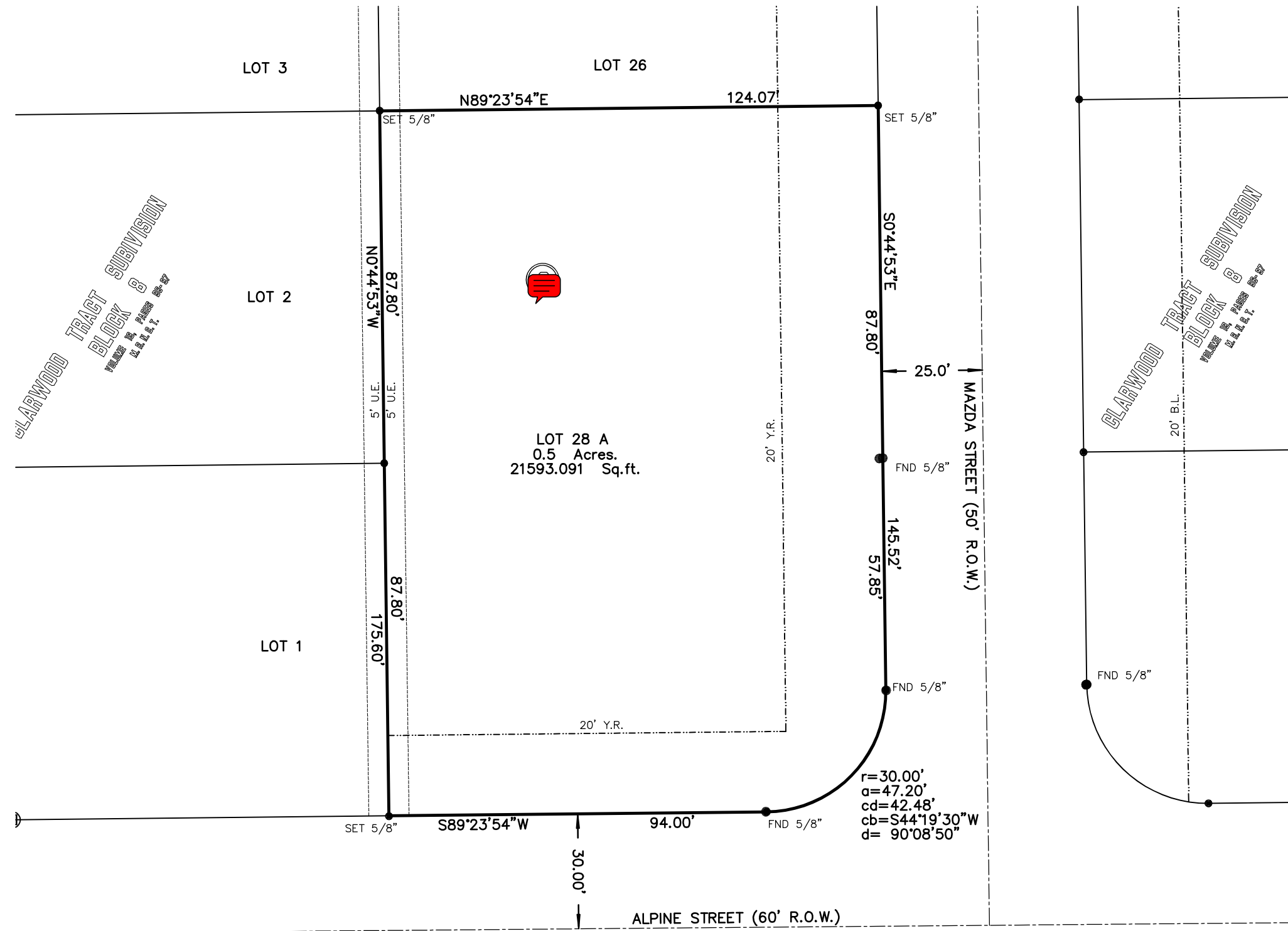
I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT DELAY.

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

-----  
JARREL L. MOORE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4854

# CLARKWOOD TRACT SUBDIVISION BLOCK 8, LOT 28A

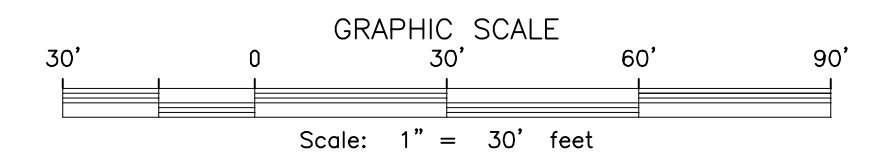
BEING A REPLAT OF LOTS 27 AND 28, BLOCK 8, CLARKWOOD TRACT SUBDIVISION, AN ADDITION ON NUECES COUNTY, TEXAS AS SHOWN IN MAP RECORDED IN VOLUME 19, PAGE 96-97 MAP RECORDS OF NUECES COUNTY, TEXAS SAME BEING DESCRIBED IN DEED 2024023970 OF DEED RECORDS OF NUECES COUNTY, TEXAS



LOCATION MAP  
NOT TO SCALE

GENERAL NOTES:

- 1) THE TOTAL PLATTED AREA CONTAINS 0.5 ACRES OF LAND.
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PRIVATE ON SITE SANITARY SEWER SYSTEM WILL BE PROVIDED BY OWNER AS AN ALTERNATIVE TO CONNECTING TO PUBLIC SERVICE. A WASTE WATER WAIVER APPLICATION WILL BE SUBMITTED FOR THIS PLAT.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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.
- 6) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0300 G, REVISED OCTOBER 13, 2022.
- 7) PRIVATE DRIVEWAYS AND CULVERTS ONTO CITY ANNEXED ROADS MUST BE REVIEWED AND APPROVED ROW MANAGEMENT WITH THE CITY OF CORPUS CHRISTI PRIOR TO INSTALLATION.
- 8) DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.



TEXAS GEO TECH  
LAND SURVEYING, INC

5525 S. STAPLES ST. SUITE B2  
Corpus Christi, TX 78411  
(361) 993-0808 Fax (361) 993-2955  
JOB # 260413  
MAY 27, 2026



CITY OF CORPUS CHRISTI  
**DEVELOPMENT SERVICES**

**APPLICATION FOR LAND SUBDIVISION**

2406 Leopard St. Corpus Christi, TX 78408 | Phone: 361.826.3240



Office Use Only

Plat No.: \_\_\_\_\_ Grid/Map No.: \_\_\_\_\_  
Planning Commission Hearing Date: \_\_\_\_\_

1. Applicant: Julio Fernandez  
Telephone: (361) 808-8532 EMAIL: julio@coastalenergy.co  
Address: 3302 Shallow Creek Drive, Corpus Christi, Texas 78410  
Status of Applicant: Owner:  Other: (specify) \_\_\_\_\_

2. Engineer/Surveyor: Texas Geo Tech Land Surveying Telephone: (361) 993-0808  
Address: 5525 S. Staples St., C.C. TX 78411 EMAIL: rozcofamily4@gmail.com  
Contact Person: Mark Orozco Telephone: (361) 548-2007

3. Owner: Julio Fernandez Telephone: (361) 808-8532  
Address: 3302 Shallow Creek Drive, Corpus Christi, Texas 78410  
Type of Ownership:  Sole  Partnership  Corporation  
Other \_\_\_\_\_

4. Preliminary Plat: \_\_\_\_\_ Final Plat: \_\_\_\_\_ Amending/Vacating Plat: \_\_\_\_\_ Replat:   
Proposed Subdivision Name: CLARKWOOD TR LTS, BK 8, 28A  
Location: 602 Alpine Street, Corpus Christi, TX 78409 Acreage: 0.5  
Legal Description: CLARKWOOD TR LTS, BK 8, 28 and 27 CLARKWOOD TR LTS 21 THRU 28 BK 8  
Land Use: (Existing) vacant (Proposed) Industrial  
Zoning: (Existing) IL Light Industrial (Proposed) IL Light Industrial  
Tax I.D. No.: 1623-0008-0210  
Proposed No. of Lots: 1 Plat review: 30-day \_\_\_\_\_ 60-day   
Reason for plat/replat: To combine two lots into one for permitting

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

SEE REVERSE SIDE