



### **Merged Document Report**

### **Application No.: PL8887**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

<b>Document Filename</b>
PLAT SH1&2 09-30-25.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Caleb Wong	calebw@cctexas.com	361-826-3392
Alex Harmon	alexh2@cctexas.com	361-826-1102

**General Comments**

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
29	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: yes Sidewalks: yes B. Water: yes Fire hydrants: yes C. Wastewater: yes D. Stormwater: yes 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](#)

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31	P001	Note	Alex Harmon : DS	Closed	Approval of the plat does not approve the layout of public utilities, including but not limited to water, wastewater, stormwater and roadways. These items are only approved via Public Improvement Plans	
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30	P002	Note	Alex Harmon : DS	Closed	9/18/25 UPDATE: Adjust UE along John Dutton Rd on Block 22 to all 5' or all 10' or provide justification for changing of the UE partway through the block.  Easements along Block 22 Lot 1, 12, and 13 do not match the easements on the prelim plat. Adjust easements for consistency. Going from 10' to 5' as shown is not typical.	
8	P001	Note	Mark Zans : LD	Closed	Change chairman name to Cynthia Salazar-Garza  Change chairman to chairperson.	
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11	P001	Note	Mark Zans : LD	Closed	Updated comment 9/24/25 - Not addressed. WW Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
11	P001	Note	Mark Zans : LD	Closed	WW Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
11	P001	Note	Mark Zans : LD	Closed	WW Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	

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12	P001	Note	Mark Zans : LD	Closed	W Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
12	P001	Note	Mark Zans : LD	Closed	W Utility plan does not provide Unit 7 location. Please revise to show final plat of Unit 7 information only.	
13	P001	Note	Mark Zans : LD	Closed	SWQMP plan does not provide Unit 7 location. Please revise to show Unit 7 information only. Provide drainage calculations for Unit 7 only.	
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13	P001	Note	Mark Zans : LD	Closed	Updated comment 9/24/25 Not addressed SWQMP plan does not provide Unit 7 location. Please revise to show Unit 7 information only. Provide drainage calculations for Unit 7 only.	
14	P001	Note	Mark Zans : LD	Closed	Please change receiving waters note. See below: The receiving water for the storm water runoff from this property is the Nueces Bay. The TCEQ has classified the aquatic life use for the Nueces Bay as "exceptional" and "oyster waters". TCEQ also categorized the Nueces Bay as "contact recreation" use.	
14	P001	Note	Mark Zans : LD	Closed	Please change receiving waters note. See below: The receiving water for the storm water runoff from this property is the Nueces Bay. The TCEQ has classified the aquatic life use for the Nueces Bay as "exceptional" and "oyster waters". TCEQ also categorized the Nueces Bay as "contact recreation" use.	
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33	P001	Note	Mark Zans : LD	Closed	Traffic comments #1 The Public Works Department has reviewed the submitted design and provided comments outlining several concerns held by the City of	

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					<p>Corpus Christi's Public Works Department. To ensure a clear and collaborative process moving forward, the City of Corpus Christi's Public Works Department requires formal acknowledgement of these comments and concerns that were made and if the Engineer of Record (EOR) will be moving forward with the submitted design. Please have the developer / EOR review the feedback provided and confirm receipt, as well as the understanding of the issues raised. Please see below the Traffic / ROW comments for the above subject project(s).</p> <ul style="list-style-type: none"> <li>□□Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</li> <li>o□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.</li> <li>o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</li> <li>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).</li> </ul>	
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34	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #2</p> <p>****HAVEN DRIVE****</p> <ul style="list-style-type: none"> <li>□□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</li> </ul>	

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					<p>for coordination with the local TXDOT Area Office.</p> <p>□□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.)</p> <p>□□Public improvement plans shall include all signage and pavement markings needed for traffic operations (e.g. signage, striping, traffic mitigation 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> <p>□□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>	

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35	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #3</p> <p>□□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 Engineering issues a Letter of Authorization to the utility company, allowing for construction of the street lighting system, once this process is complete.</p>	

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36	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #4</p> <p>The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions.</p>	

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					<ul style="list-style-type: none"> <li>•□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.</li> <li>•□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.</li> <li>•□A person / contractor / applicant 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.</li> <li>•□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.</li> <li>•□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.</li> <li>•□The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</li> </ul>	
36	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #4</p> <p>The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions.</p> <ul style="list-style-type: none"> <li>•□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.</li> <li>•□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</li> </ul>	

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					<p>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> <ul style="list-style-type: none"> <li>•□A person / contractor / applicant 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.</li> <li>•□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.</li> <li>•□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.</li> <li>•□The developer / applicant can reach out to TXDOT and Nueces County for further assistance regarding the construction in the ROW.</li> </ul>	
36	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments #4 The developer / applicant can reach out to ROWManagement@cctexas.com for further assistance regarding ROW Permit Questions.</p> <ul style="list-style-type: none"> <li>•□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.</li> <li>•□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.</li> <li>•□A person / contractor / applicant 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</li> </ul>	

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37	P001	Note	Mark Zans : LD	Closed	Park Fee: 61 lots x 462.50 = \$28,212.50	
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40	P001	Note	Mark Zans : LD	Closed	<p>CCW comments:</p> <p>Water:</p> <p>Water construction is required for platting (UDC 1.2.1.D &amp; 8.2.6; Water Distribution Standards).</p> <ol style="list-style-type: none"> <li>1. Please make sure all Tees have 2 valves, and all crosses have 3 valves.</li> <li>2. 8-inch hot taps to an 8-inch line need to be cut in tees.</li> <li>3. Please make sure that development follows TCEQ recommendation on waterline sizes as below.</li> </ol> <p>Max number connections Mini Line size</p>	

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41	P001	Note	Mark Zans : LD	Closed	<p>Wastewater comment</p> <p>Wastewater construction is required for platting (UDC 1.2.1.D &amp; 8.2.7; Wastewater Collection System Standards).</p> <p>1. No wastewater demand/usage calculations were provided.</p> <p>2. Please verify flows to the main 8-inch trunk main and verify proper sizing.</p> <p>3. Wastewater manhole spacing shall be 500LF.</p> <p>4. Please verify all wastewater pipe slopes meet IDM standards.</p> <p>5. No Callouts should be overlapping on plan set. Information is not visible.</p> <p>6. Be advised that the wastewater utility plan is showing the entire site of Yellowstone and not just Yellowstone Unit 7.</p>																	
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15	P002	Note	Mark Zans : LD	Closed	<p>Please provide street names on the plat for Unit 7. Street names shall be the names reflected on the preliminary plat.</p>	
16	P002	Note	Mark Zans : LD	Closed	<p>Gas comments:</p> <p>Need easements on following:</p> <p>Block 16 Lot 3 5' gas easement along right side of lot.</p> <p>Block 18 Lot 2 5' gas easement along left side of lot and lot 8 along left side of lot.</p> <p>Block 19 5' gas easement along lot 45 right side of lot and lot 49 along left side of lot.</p> <p>Block 19 5' gas easement along right side of lot 3 and left side of lot 7.</p>	
20	P002	Note	Caleb Wong : STREET	Closed	<p>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.</p>	

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21	P002	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.	
22	P002	Note	Caleb Wong : STREET	Closed	PW STR: Per UDC Sec. 3.1.6.B, please provide typical cross section of proposed streets and/or Mobility Plan facilities consistent with latest UDC and Infrastructure Design Manual (On Preliminary Plat and Final if not provided on a previous Preliminary plat).	
23	P002	Note	Caleb Wong : STREET	Closed	PW STR: We were told that the units will be receiving joint plans. Please provide a joint plan prior to paving. Please also refer to the City of Corpus Christi Concrete Pavement Standard Details for joint types.	
24	P002	Note	Caleb Wong : STREET	Closed	PW STR: Being that this roadway is being proposed in concrete, Public Works recommends utilizing a mono-curb or a statement that requires the curb and gutter joints match the pavement joints along with a jointing detail that outlines the dowel size and spacing along with any other criteria. Please refer to the City of Corpus Christi Concrete Pavement Standard Details for Curb Detail to be used.	
25	P002	Note	Caleb Wong : STREET	Closed	PW STR: Per IDM Table 6.3.6A, Construction joint spacing should not exceed 15 ft in either the longitudinal or transverse direction.	
26	P002	Note	Caleb Wong : STREET	Closed	PW STR: Please provide detail for asphalt-concrete tie-in at Haven intersections.	
27	P002	Note	Caleb Wong : STREET	Closed	PW STR: PW does not recommend the street connecting unit 7 with the unit to the north to be joined with an angle. Please construct streets without skewed joints	
28	P002	Note	Caleb Wong : STREET	Closed	PW STR: Development street layout to follow at minimum the geometric layouts requirements outlined as per the AASHTO A policy on Geometric Design of Highways and Streets latest edition ( AASHTO Greenbook), City of Corpus Christi Municipal Code, City of Corpus Christi Infrastructure Design Manual (IDM), City of corpus Christi Unified Development Code (UDC) current City of Corpus Christi Standards	