

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 07-14-2025**17:04:49****Final Report - Corrections Required**
Application No. PL8742**Comment Author Contact Information:**

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

General Comments

Comment ID	Author : Department	Status	Review Comments
23	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. 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 Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.

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
1	P001	Note	Mark Zans : DS	Closed	<p>Application has been deemed incomplete. Please provide the following items:</p> <ol style="list-style-type: none"> 1. Signed preliminary plat application. 2. Signed disclosure of interest form. 3 Latest deeds showing the ownership of the land. Ownership shall be the same on the plat. 4. A utility plan showing the entire platting area. 5. A SWQMP for the entire platting area. 6. A signed and properly filled out PHT form for the entire platting area. <p>Be advised that the plat application will not be deemed complete until all items are received</p>
16	P001	Note	Alex Harmon : DS	Closed	<p>Per City of Corpus Christi - Code of Ordinances Ch. 14, Art.X, Sec. 14-1003, a Storm Water Quality Management Plan (SWQMP) is required. The following information is not included with the submittal:</p> <ul style="list-style-type: none"> -Hydraulic calculations based upon established procedures (such as the rational method). This should be done for the predveloped land and post developed land. -An on-site drainage plan, which details the direction of flow (using arrows or contours) and collection structures, including the size and required capacity of the drainage structures. -The on-site drainage plan should address how run-on storm water will be handled, including sheet flow entering the site from adjoining property. -Demonstrations of the conformance with existing master plan drainage and/or the need to master plan amendment for both on-site and off-site improvements. In the absence of a request for rezoning, the most impactful land use allowed under the current or proposed zoning will be assumed. Clearly indicate (shading) what surface will be pervious and what will be impervious. -Delineation of the route of runoff to ultimate outfall. -Identification of any environmentally sensitive area that is on the site, or that would be sensitive to storm water pollution from the site. (water supply sources, recreational waters, wetlands, barrier island dunes, and other sensitive ecological systems.
17	P001	Note	Alex Harmon : DS	Closed	Sidewalks for 60' ROW streets should be 5' width and not 4' width.
18	P001	Note	Alex Harmon : DS	Open	<p>6/25/25 UPDATE: Separate overall utility plan should be submitted with plat.</p> <p>Provide a preliminary utility plan that is separate from the public improvement plans.</p>
2	P001	Note	Mark Zans : LD	Closed	Per AT&T comment: please provide the location and label the AT&T easement that runs thru the property. It is LD understanding that the easement lies with the pipeline easement.
3	P001	Note	Mark Zans : LD	Closed	This plat is a preliminary plat.
4	P001	Note	Mark Zans : LD	Closed	: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/9/2025 The deadline for revisions to be submitted is 6/30/25.
5	P001	Note	Mark Zans : LD	Closed	The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.
6	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.
7	P001	Note	Mark Zans : LD	Closed	Per the UTP/RMP a C-1 60' wide roadway is planned to run from Haven Dr. north to connect to Sunny Ln. on the north boundary. a UTP amendment is needed to change the plan or remove the planned roadway.
8	P001	Note	Mark Zans : LD	Closed	Is this subdivision to be done in phases?
9	P001	Note	Mark Zans : LD	Closed	Fire comments 1-10

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
					<p>1 Infor. The plat references both residential and commercial areas.</p> <p>2 Infor. Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>3 Plat Fire flow for residential areas require 750 GPM with 20 psi residual</p> <p>4 Plat 507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>5 Plat Mercantile/Commercial areas require a fire flow of 1,500 GPM with 20 psi residual.</p> <p>6 Plat 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>7 Plat 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.</p> <p>8 Plat 912.2.3 (amendment) Proximity to Hydrant: (if required) Fire department connections (FDC) 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>9 Plat 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.</p> <p>10 Plat 503.1.1 (amendment): 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>
10	P001	Note	Mark Zans : LD	Closed	<p>Fire comments 11-17</p> <p>11 Plat 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>12 Plat D102.1 Access and loading. Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of 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>13 Plat 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. The minum UDC standard is 28 ft. curb to curb. Due to the number of residential units, Haven street should be expanded and be considered a " Collector Street"</p> <p>14 plat 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>15 Note "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</p>

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
					<p>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>16Infor.□"Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 20 ft. 3 in. Curb to curb: 36 ft. 8 in. Note, this is posted due to a few of the proposed streets have sharp angles for turning fire apparatus. Layout of the street design should not result in acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn."</p> <p>17Plat□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>
11	P001	Note	Mark Zans : LD	Closed	<p>Fire comments 18-24</p> <p>18Plat□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>19Plat□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>20Plat□Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. Note Cul-de-sacs are required to meet these standards.</p> <p>21Note□The Fire Department will not accept a hammerhead designs as a turnaround provisions.</p> <p>22Plat□D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 50 shall be provided with two separate and approved fire apparatus access roads.</p> <p>23Note□During time of construction, streets that terminate in a dead-end are to be provided with temporary turnarounds in accordance with the above requirements. The temporary turn-around may be removed upon completion of the street.</p> <p>24Note□Comments are not to be considered all-inclusive. Development of the property will require further Development Services review.</p>
12	P001	Note	Mark Zans : LD	Closed	Per the UTP/RMP a A-2, 100' wide roadway to run from Haven Dr. northwest to the west boundary line of the plat. A UTP amendment is needed to change the plan or remove the planned roadway.
13	P001	Note	Mark Zans : LD	Open	Provide a second plat sheet showing lots and the square footage of the lots on the sheet.
14	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments 1-8</p> <p>1Informational:□Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7)</p> <p>2Informational:□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.</p> <p>3Informational:□The PW-Traffic Department(Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, and 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>4Informational:□Public improvement plans shall include all signage and pavement markings</p>

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
					<p>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>5□Informational:□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 home owners association as a "private street." (Reference UDC Article 8.2.1.J. Private Streets)</p> <p>6□Informational:□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>7□Informational:□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>8□Informational:□Raised blue pavement markers in accordance with the latest version of the "Texas Manual on Uniform Traffic Control Devices (TMUTCD)," shall be installed in the center of a street or safety lane at fire hydrant locations. Reference: Texas MUTCD based on CC UDC Article 8.1.3.A</p>
15	P001	Note	Mark Zans : LD	Closed	<p>Traffic comments 9-16</p> <p>9□Informational:□The developer or their representative is required to submit a "Street Lighting Plan", indicating the proposed locations and fixture type of street lights, for review and approval to the City's Traffic Engineering Department. All new fixture types will be LED. Street lights shall meet design requirements per the City of Corpus Christi Infrastructure Design Manual (IDM) Chapter 8 - Street Lighting Design Policy and Guidelines.</p> <p>10□Informational:□The "Street Lighting Plan" shall indicate all existing street lights within 500-ft (+/-) of proposed street lights 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> <p>11□Informational:□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). Work within the Right-of-Way without a permit is subject to daily Non-Compliance Fees (Reference Municode Chapter 49).</p> <p>12□Informational:□Provide the PHT form using 11th edition, or latest edition, of the Trip Generation Manual . A PHT Form is required for any rezoning, site plan or street closure request for developments that are projected to contain 500 or fewer weekday peak hour trips. A traffic impact analysis will be required for developments generating or 501 trips. (Reference UDC Section 3.29)</p> <p>13□Informational:□An Urban Transportation Plan Amendment is required to modify or delete a master planned street. Coordinate with the Traffic Department (TrafficEngineering@cctexas.com)</p>

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
					<p>to complete this separate process and requirements.</p> <p>14□Informational:□Any street excavation, utility cut, or utility tap requires a permit issued by the Traffic Department (Right-of-Way Division). Restoration requirements are subject to the street Pavement Condition Index (PCI) and street age. New streets (Any street 0-6 years and / or PCI ≥ 80) will require restoration of 25-ft beyond the outermost edge of the excavation and up to curb to curb repair. Older streets (Any street > 6 years or PCI < 80) will require restoration of 10-ft beyond the outermost edge of the excavation and up to full lane (Refer to Municode Section 49-47-1).</p> <p>15□Informational:□"Sidewalks required on both sides of local street as per IDM Chapter 6 - Street Design Requirements.</p> <p>Table 6.2.2 Street Right-of-Way Dimension Standards"</p> <p>16□Informational:□Culd-de-Sacs shall conform to access management standards outlined in Article 8 of the UDC (UDC 8.2.1 G)</p>
20	P001	Note	Mark Zans : LD	Closed	<p>Parks comments:</p> <p>Total of fees based on the number of lots presented. Additionally, Apartment complex listed under same CN-1 Zoning as proposed commercial units to be developed, the number of dwelling units in the apartment complexes are going to be necessary in order to properly calculate additional fees to be added. Please note to separate the amount of units of single residential dwelling units under RS 4.5 & Dwelling units included in the CN-1 Apartment complexes to be built in order for fees to be properly calculated. This preliminary plat is 775 lots x 462.50 = \$358,437.50</p>
21	P001	Note	Mark Zans : LD	Open	<p>water comments:</p> <p>1. Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p>
22	P001	Note	Mark Zans : LD	Closed	<p>Wastewater comments:</p> <p>1. Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>