

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 02.06.2025



Merged Document Report

Application No.: PL8550

Description :	
Address :	6902 WEBER CORPUS CHRISTI TX 78413
Record Type :	PLAT

Submission Documents:

Document Filename
Stormwater Quality Management Plan - Dollar General #31090 - Corpus Christi, TX.pdf
Dollar General #31090 - Weber Rd. (FM 43) - Corpus Christi, TX - Civil Plans REV.pdf
T24-084 RE T24-085 FOXWOOD ESTATES 01-30-2025.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mikail Williams	MikailW@cctexas.com	
Alex Harmon	AlexH2@cctexas.com	361-826-1102
Justin Phung	justinp2@cctexas.com	361-826-1896
Andrea Fernandez	andrea3@cctexas.com	361-826-3584
John Gonzales	JGonzalez@cctexas.com	

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
1	Andrea Fernandez : DS	Closed	Planning: Plat is a Non-public notice PC plat.	

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2	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 2/5 PC. The deadline for revisions to be submitted in good order is 1/27. UPDATED 1/29: New PC 3/5. Deadline 2/24	
3	Andrea Fernandez : DS	Closed	Planning: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.	
4	Andrea Fernandez : DS	Closed	Planning: 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.	
13	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No, per 8.2.2 B. Water: No Fire hydrants: No C. Wastewater: No 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.	

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
10	C-1	Note	Alex Harmon : DS	Closed	INFORMATIONAL: Approval of plat does not approve Development Plans. Development Plans should be submitted for building permit after plat is recorded.	
9	C-5	Callout	Alex Harmon : DS	Closed	INFORMATIONAL: No sewer service connections allowed directly to manhole. This can be addressed at building permit.	
6	plat	Note	Andrea Fernandez : DS	Closed	GIS: the plat boundary closes within acceptable engineering standards.	
7	plat	Note	Andrea Fernandez : DS	Closed	AEP Transmission: no comment on subject plat	
11	plat	Note	Alex Harmon : DS	Closed	The US Fish and Wildlife Service (FWS) identifies one riverine wetland area within this proposed platted area. Identify area on this plat. Approval from the USACE is needed prior to construction in this area.	

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12	plat	Note	Alex Harmon : DS	Closed	INFORMATIONAL: Property located in Accident Potential Zone, clarify restrictions on development with planning/navy.	
15	plat	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is located along and immediately adjacent to inbound bus stop 1022 served by bus Route 32 Southside. The proposed development of this site should not be impacted with the existing location of bus stop 1022 which is situated well within the Weber Road right-of-way. Also, without direct driveway access onto Weber Road any future ADA retrofit or upgrade of this existing bus stop 1022 should not adversely impact the proposed commercial development of this site. Should any adjustments or alterations be required or requested of bus stop 1022, a future meeting with CCRTA Administrative staff to discuss these alterations will be warranted.	
16	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 1-10: 1. ROW width - Need to provide the ROW width along Bratton Rd from your applicant's property to the CL. 2. Cross Access - If driveway access is going to be utilized across the lots, provide cross access easement per UDC 7.1.8. 3. PHT - Informational - Provide the PHT form using 11th edition values if one has not already been provided. "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." (UDC 3.29.4) 4. Driveways - Informational - Driveways - Existing and proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC and Chapter 49 of the Municode. 5. Informational - All new and existing driveways are reviewed by the ROW department. The review of the driveway permit must be approved prior to the issuance of the building permit (issued by DSD). Please get with the ROW department for any work in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.) 6. TXDOT - Informational - Weber is in TxDOT ROW. Please coordinate with TxDOT. 7. PCI - Informational - Bratton is an local street with a PCI of 81 between South Wind and Weber. The PCI value applies to the restoration requirements for the street cut policy. The PCI	

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					<p>values are current as of 1/03/2025 and are subject to change.</p> <p>8 - Informational - Bratton is considered a new street. "New street means the paved portion of the right-of-way that has been constructed, reconstructed or resurfaced with an asphalt overlay, hot in place recycling, full-depth reclamation, reconstruction or other structural street maintenance treatment. "New street" includes all concrete paved streets, streets constructed or structurally resurfaced during the preceding six (6) years or any street with a pavement condition index greater than eighty (80), as defined herein." (Municode Sec 49-39-2)</p> <p>9 - Informational - Any excavation within Bratton ROW will require a variance from the director of public works. "There shall be no excavation in new streets, as defined in this article, without a variance from the director." (Municode Sec 49-47-1)</p> <p>10. ROW - Informational - A ROW permit is required for any work within or encroaching into city ROW. Working without an approved ROW Construction Permit will be considered non-compliant and can be subject to fines and / or citations. (Please refer to Chapter 49, Article 3 for work in the ROW.)</p>	
17	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 1-10:</p> <p>1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards.</p> <p>2 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual Fire hydrant every 300 feet and operational."</p> <p>3 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. Exception: For buildings equipped with an approved automatic sprinkler system, the distance requirement shall be 500 feet.</p> <p>4 Plat 507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times.</p>	

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					<p>The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Note: Hose lay from a hydrant will not cross an arterial street.</p> <p>5 Plat 912.2.3 (amendment) Proximity to Hydrant: 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</p> <p>6 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>7 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>8 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>9 Plat 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.</p> <p>10 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.</p>	
18	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 11-18:</p> <p>11 Plat 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>12 Plat "The minimum required width of 20 feet that shall be maintained means a clear unobstructed path that allows the passage of fire apparatus.</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>13 Infor. "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>14 Plat 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>15 Plat 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>16 Plat 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>17 Plat 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>18 Plat Commercial development of the property will require further Development Services review.</p>	

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19	plat	Note	Andrea Fernandez : DS	Closed	AEP Texas distribution: no comment	
20	plat	Note	Andrea Fernandez : DS	Closed	Equistar: no comment.	
21	plat	Note	Andrea Fernandez : DS	Closed	Public Works: PW has no additional comments to the traditional DS comments	
22	plat	Note	Andrea Fernandez : DS	Closed	Parks: Parks and Receptions is not responsible for the landscaping or drainage on site for project scope or any other feature of project.	
23	plat	Note	Andrea Fernandez : DS	Closed	Planning: In Plat description, Phase III misspelled.	
24	plat	Note	Andrea Fernandez : DS	Closed	Planning: In plat title, should list Lot 3A and Lot 3B UPDATED 1/29: Comment not addressed - Provide Lot 3A & 3B in main plat title	
25	plat	Note	Andrea Fernandez : DS	Closed	Planning: In plat description, recorded pages listed should be pages 158 and 159.	
26	plat	Note	Andrea Fernandez : DS	Closed	Planning: In vicinity map, "Oak Forest Dr" should be "Oak Bay Dr"	
27	plat	Note	Andrea Fernandez : DS	Closed		
28	plat	Note	Andrea Fernandez : DS	Closed	Planning: on plat map, provide block #.	
29	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide lien holder's signature block or document showing lien has been paid off. UPDATED 1/29: Comment not addressed - Title Commitment document provided does not confirm lien having been paid off. Provide appropriate document.	
30	plat	Note	Andrea Fernandez : DS	Closed	Planning: In Planning Commission signature block, update chairman to "Michael York" and secretary to "Michael Dice"	
31	plat	Note	Andrea Fernandez : DS	Closed	Planning: "Plat Notice. A notice shall be placed on all final plats for properties located within Accident Potential Zone 1 and 2 that the property, either partially or wholly, lies within an Accident Potential Zone and is subject to noise and/or aircraft accident potential which may be objectionable." (UDC 6.5.3.1)	
32	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide square footage for lot 3A	

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33	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: In regard to plat note #2, the BSL shown on plat are not YRs. Either remove plat note or show UDC YRs relevant for this zoning district (CN-1)</p> <p>UPDATED 1/29: Comment not addressed - If based off of Corpus Christi UDC then it should be labelled Y.R., Anything not based off CC UDC is a B.S.L.</p>	
34	plat	Note	Andrea Fernandez : DS	Closed	<p>Planning: Weber Road classified as an A3 street type per the UTP, therefore ROW of 130'. CL should be 65'. Please dedicate to provide proper CL.</p>	
35	plat	Note	Andrea Fernandez : DS	Closed	<p>TxDOT Comments: Please add the below 4 notes regarding access/drainage onto the state roadway system.</p> <p>□□No increase in storm water discharge to State right-of-way shall be accepted by TxDOT. □□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. 43 Tex. Admin. Code § 11.52 (2020). □□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 of the downstream drainage system □□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</p>	
14	C-2	Note	Justin Phung : STREET	Closed	<p>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.</p>	
5	C-5	Note	Mikail Williams : WTR	Closed	<p>Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p>	

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8	C-5	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	