

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 05.07.2025**Application Comment Report****Application No. PL8542****Description :****Address :****Record Type : PLAT**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 Preliminary plat.	
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: Extension received, new PC date	
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.	

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16	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No, per 8.2.2 B. Water: Yes Fire hydrants: Yes C. Wastewater: Yes D. Stormwater: Mitigation 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

**Document: T24-107 RE T24-108 Corpus Christi Holly Add
02-24-2025.pdf**

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13	plat	Note	Alex Harmon : DS	Closed	<p>Provided civil plans show an existing 15 ft easement running north and south on the Christ Community Subdivision. Confirm and show document number on plat to ensure construction of wastewater will be allowed.</p> <p>The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and wastewater, or will be adequately served upon completion by the applicant of required improvements that meets the standards of Article 8. (Ordinance 032357, 02/23/2021)</p>	
20	plat	Note	Andrea Fernandez : DS	Closed	<p>AEP Transmission: There is a Transmission line not noted on this plat and it is owned by LCRA.</p>	
21	plat	Note	Andrea Fernandez : DS	Closed	<p>GIS: GIS has reviewed the PL8542 Corpus Christi Holly Addition, and it does not close within acceptable engineering standards.</p> <p>UPDATED 2/25: Plat meets acceptable engineering standards</p>	
22	plat	Note	Andrea Fernandez : DS	Closed	<p>CCRTA: This plat is not located along any existing or foreseeably planned CCRTA service route.</p>	

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23	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 1: 1. Street name and width - Provide the name of the street that is perpendicular with Holly Road (Rodd Field).	
24	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 2: 2. ROW width - Need to provide the ROW width along Rodd Field from your applicant's property to the CL.	
25	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 3: 3. Cross Access□If driveway access is going to be utilized across the lots, provide cross access easement per UDC 7.1.8.	
26	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 4: 4. 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)	
27	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 5 & 6: 5. 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. 6. 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.)	
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29	plat	Note	Andrea Fernandez : DS	Closed	Traffic comments 8-10: 8. PCI - Informational - Holly is an A1 street with a PCI of 84 between Rodd Field and Joplin. The PCI value applies to the restoration requirements for the street cut policy. The PCI values are current as of 1/03/2025 and are subject to change. 9. Informational - Holly 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	

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					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) 10. Informational - Any excavation within Holly 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)	
30	plat	Note	Andrea Fernandez : DS	Closed	Traffic comment 11: 11. 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.)	
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32	plat	Note	Andrea Fernandez : DS	Closed	<p>Fire comments 11-17:</p> <p>11PlatD103.1 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>12Plat"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>	

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					<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□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>17□Plat□Commercial development of the property will require further Development Services review.</p>	
33	plat	Note	Andrea Fernandez : DS	Closed	AEP Texas distribution: no comment.	
34	plat	Note	Andrea Fernandez : DS	Closed	Equistar: no comment.	
35	plat	Note	Andrea Fernandez : DS	Closed	Public Works: PW has no additional comments to the traditional DS comments	
36	plat	Note	Andrea Fernandez : DS	Closed	Parks: Parks and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.	

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37	plat	Note	Andrea Fernandez : DS	Closed	Planning: Remove signature blocks from plat. Preliminary plats do not get recorded. UPDATED 2/25: Please remove all signature blocks as staff and PC members do not sign prelim plats.	
38	plat	Note	Andrea Fernandez : DS	Closed		
39	plat	Note	Andrea Fernandez : DS	Closed	Planning: In plat description, include pages 42 and 43 as well.	
40	plat	Note	Andrea Fernandez : DS	Closed	Planning: In plat description, remove "of the Enriquez Villareal Survey".	
41	plat	Note	Andrea Fernandez : DS	Closed	Planning; Provide street yard requirement for CG-2 zoning. Per UDC 4.5.3.	
42	plat	Note	Andrea Fernandez : DS	Closed	Planning: Update project location in vicinity map.	
43	plat	Note	Andrea Fernandez : DS	Closed	Planning: Clarify in plat note #1, if total platted area listed contains ROW dedication or not.	
44	plat	Note	Andrea Fernandez : DS	Closed	Planning: Provide distance from Center line for Rodd Field Rd.	
45	plat	Note	Andrea Fernandez : DS	Closed	Planning: For west surrounding lot on plat map (sunshine acres sub), remove block # as there is none.	
46	plat	Note	Andrea Fernandez : DS	Closed	Lower Colorado River Authority: This proposed development would appear to include improvements within the LCRA transmission easement along the south side of Holly Road. In order to review and comment on this request, LCRA Engineering requires the LCRA easement and any support structures to be identified on the plans submitted for review, along with a short description of all the improvements being proposed for the LCRA easement. Our review process can take up to sixty (60) days to complete, depending on the issues, however most fall within the 3-6 week range. Once any safety or access concerns are addressed, we issue a Letter of No Objection to the proposed encroachment. Planning: Applicant/engineer to coordinate with LCRA. If need contact, can be provided by development services.	

- Public Improvement Plans.pdf

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8	C-1	Note	Alex Harmon : DS	Closed	Public Improvement Plans should be uploaded separately with their own application fee into your portal as a public improvement plan. Submit and pay fee for further review and release for construction. Must be submitted before final plat.	
10	C-1	Note	Alex Harmon : DS	Closed	For public improvement plans, provide Texas 811 logo.	
11	C-1	Note	Alex Harmon : DS	Closed	Approval of a preliminary 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, which are required at time of final plat.	
12	C-1	Note	Alex Harmon : DS	Closed	Per UDC 3.8.5.D. Include estimated water and wastewater usage on utility plan to ensure the proposed development is in compliance with the Comprehensive Plan, implementation plan and applicable Utility Master Plan and the availability and capacity of public improvements needed to support the development. (Flow units gpd)	
19	C-2	Note	Justin Phung : 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.	
5	C-5	Note	Mikail Williams : WTR	Closed	Water construction is required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
6	C-5	Note	Mikail Williams : WTR	Closed	As discussed per the EAM. a 12-inch waterline needs to be extended along Holly from the 12-inch stubout at Rodd Field. Will be on the PI's	
9	C-5	Callout	Alex Harmon : DS	Closed	For public improvments, provide document number for the existing 15' Utility Easementt running north and south.	
14	C-5	Callout	Alex Harmon : DS	Closed	<p>Preliminaary plat shows additional lots to the east. Will wastewater be extended from here? If so, construction should be completed across "frontage" and should an easement be dedicated on this plat to allow wastewater access to additional lots?</p> <p>.The tract of land subject to the application is adequately served by the improvements and infrastructure, including water, storm water and</p>	

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15	C-5	Note	Alex Harmon : DS	Closed	Per City IDM 4.03.r. for streets that have 100-ft or greater ROW width or 4 travel lanes or greater, parallel fire protection shall be provided.	
17	C-5	Callout	John Gonzales : WW	Closed	Wastewater construction is required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards). City GIS has no record of this MH existing and is only a stub-out main. As discussed in EAM, Wastewater is to extend from the rear easement manhole to the property corner and along the rear property line at maximum depth.	

**Document: Dollar General - Holly Rd., Corpus Christi, TX
- REV Civil Plans (2).pdf**

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34	plat	Note	Andrea Fernandez : DS	Migrated	Equistar: no comment.	
35	plat	Note	Andrea Fernandez : DS	Migrated	Public Works: PW has no additional comments to the traditional DS comments	
36	plat	Note	Andrea Fernandez : DS	Migrated	Parks: Parks and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.	
37	plat	Note	Andrea Fernandez : DS	Migrated	Planning: Remove signature blocks from plat. Preliminary plats do not get recorded.	
38	plat	Note	Andrea Fernandez : DS	Migrated	<p>Planning: Clearly label on plat map, proposed lots and blocks.</p> <p>Remove old tract # and old plat name from plat map.</p>	
39	plat	Note	Andrea Fernandez : DS	Migrated	Planning: In plat description, include pages 42 and 43 as well.	
40	plat	Note	Andrea Fernandez : DS	Migrated	Planning: In plat description, remove "of the Enriquez Villareal Survey".	
41	plat	Note	Andrea Fernandez : DS	Migrated	Planning: Provide street yard requirement for CG-2 zoning. Per UDC 4.5.3.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
42	plat	Note	Andrea Fernandez : DS	Migrated	Planning: Update project location in vicinity map.	
43	plat	Note	Andrea Fernandez : DS	Migrated	Planning: Clarify in plat note #1, if total platted area listed contains ROW dedication or not.	
44	plat	Note	Andrea Fernandez : DS	Migrated	Planning: Provide distance from Center line for Rodd Field Rd.	
45	plat	Note	Andrea Fernandez : DS	Migrated	Planning: For west surrounding lot on plat map (sunshine acres sub), remove block # as there is none.	
46	plat	Note	Andrea Fernandez : DS	Migrated	<p>Lower Colorado River Authority: This proposed development would appear to include improvements within the LCRA transmission easement along the south side of Holly Road. In order to review and comment on this request, LCRA Engineering requires the LCRA easement and any support structures to be identified on the plans submitted for review, along with a short description of all the improvements being proposed for the LCRA easement. Our review process can take up to sixty (60) days to complete, depending on the issues, however most fall within the 3-6 week range. Once any safety or access concerns are addressed, we issue a Letter of No Objection to the proposed encroachment.</p> <p>Planning: Applicant/engineer to coordinate with LCRA. If need contact, can be provided by development services.</p>	