



## **Merged Document Report**

### **Application No.: PL9042**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

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**General Comments**

**Corrections in the following table need to be applied before a permit can be issued**

<b>Comment ID</b>	<b>Page Reference</b>	<b>Annotation Type</b>	<b>Author : Department</b>	<b>Status</b>	<b>Review Comments</b>	<b>Applicant Response Comments</b>
1	P001	Note	Mark Zans : DS	Closed	Completeness check comment: Please submit a PHT (Peak Hour Trips) form to complete the application for review.	
12	P001	Note	Bria Whitmire : DS	Closed	Change spelling to Pollex	

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15	P001	Note	Bria Whitmire : DS	Closed	Update 2/2/26: PUE is fixed, however PUE and UE cannot overlap. Revise Label of PUE as designated 10' and note the total 20' YR separately.  Include private easement aligning with private sanitary sewer as included in C243784 and C239978. Public infrastructure is not being extended for a single lot but any and all yard lines shall be protected in private easements to assure future owners of lot 12R do not cut off utilities to lot 11R.	
2	P001	Note	Mark Zans : LD	Closed	Change lot numbers to 11R and 12R	
3	P001	Note	Mark Zans : LD	Closed	Spell out Industrial on the title.	
4	P001	Note	Mark Zans : LD	Closed	Spell out Industrial on the title.	
5	P001	Note	Mark Zans : LD	Closed	Please show private utility easement if present. Please label as private.	
6	P001	Note	Mark Zans : LD	Closed	#1 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
7	P001	Note	Mark Zans : LD	Closed	# 2 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
8	P001	Note	Mark Zans : LD	Closed	Change Michael York to Cynithia Salazar-Garza Change title to Chair	
9	P001	Note	Mark Zans : LD	Closed	Change Secretary title to Director	
10	P001	Note	Mark Zans : LD	Closed	# 2 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
11	P001	Note	Mark Zans : LD	Closed	#1 Please provide documentation that Rusty Barnett is principal partner and can sign plat. All documents presented during application do not state this name. Appointment of agent signing is Ramiro Munoz.	
13	P001	Note	Mark Zans : LD	Closed	Fire comments 1-10 1 Plat Note: All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards. 2 Plat "Commercial Development shall have a fire flow of 1,500 GPM with 20 psi residual	

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					<p>Fire hydrant every 300 feet and operational."</p> <p>3 Note If the property use is commercial, the fire flow requirements shall be a minimum of 1,500 GPM at 20 PSI residual. If the property use is industrial, the fire flow requirements shall be a minimum of 3,000 GPM with 20 psi residual. The requirement for each shall be resolved at the Development Service or Building phase of the project.</p> <p>4 Note A water flow survey should be conducted to determine if the water infrastructure will suffice to obtain the necessary fire flow requirements.</p> <p>5 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>6 Plat 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>7 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. 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>8 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</p>	

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					<p>permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fireapparatus access roads are available.</p> <p>9 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>10 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>	
14	P001	Note	Mark Zans : LD	Closed	<p>fire comments: 11-19</p> <p>11 Note An accessible road and a suitable water supply is required once construction materials are brought on site.</p> <p>12 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> <p>13 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>14 Note The minimum required width of 20 feet means clear unobstructed path that allows the passage of fire apparatus. A street that is constructed to the minimum of 20 feet means that no parking can be allowed on both sides of the street. Where a fire hydrant is located on the street, the minimum road width is 26 feet unobstructed. In this instance, no parking is allowed on one side of the street. If parking is allowed along a street, the minimum width required is 32 feet. Any obstruction can seriously affect emergency service reponse.</p> <p>15 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>	

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					<p>16 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>17 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. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehciles.)</p> <p>18 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>19 Note Commercial development of the property will require further Development Services review.</p>	
16	P001	Note	Mark Zans : LD	Closed	<p>Updated comments 1/5/2026 - Relabel easements working from property line into the lot. Relabel the easement next to the property line as a 10' easement. Relabel the easement between the 10' easement and the 20. Y.R. line as a 10' PUE. Leave the 20' Y.R. label as it is.</p>	