

**Merged Document Report****Application No.: PL9077**

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
251111 Layout1.R1.pdf
PL9077 TRC Comments.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Alex Harmon	alexh2@corpuschristitx.gov	361-826-1102
Mark Zans	markz2@corpuschristitx.gov	361-826-3553

[General Comments](#)[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
1	P001	Note	Mark Zans : DS	Closed	Be advised that by marking the 30 day review time on the application that you may not have time to respond to comments and that the plat will be taken to PC with a recommendation of denial if there are open comments not yet addressed. To solve this issue please send a e-mail to me or respond that you would like to change to the 60 day review time.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
11	P001	Note	Alex Harmon : DS	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <p>A. Streets: No Sidewalks: No B. Water: No Fire hydrants: No C. Wastewater: No D. Stormwater: No 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>	
12	P001	Note	Mina Trinidad : DS	Closed	<p>Traffic/ROW (Davin Davila) PLAT - REQUIRES ACTION: The proposed plat does not impact or alter the existing Roadway Master Plan. Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) Proposed ROW to reflect as the street(s) design and their pertaining categories/ type as per Article 8 of the UDC (UDC 8.2.1) 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, and utility easements. 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.) A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any work pertaining to excavating, obstructing, closing, tapping into city infrastructure 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>	
13	P001	Note	Mina Trinidad : DS	Closed	<p>(Informational) Traffic/ROW (Davin Davila) INFORMATIONAL: PLAT DRIVEWAY ACCESS &amp; ROW CONSTRUCTION PERMITS Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) The developer / applicant can reach out to rowmanagement@cctexas.com for further</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways.</p> <p>The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW.</p> <p>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).</p> <p>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>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 and utility easements. 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>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>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>	
14	P001	Note	Mina Trinidad : DS	Closed	Change Cynthia Garza signature block to "Cynthia Salazar-Garza, Chairperson"	
15	P001	Note	Mina Trinidad : DS	Closed	Change the dates on the plat to "2026"	
2	P001	Note	Mark Zans : LD	Closed	Change Michael dice title to Director.	
3	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Aransas Street.	
4	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Doddridge street.	
5	P001	Note	Mark Zans : LD	Closed	Provide block number (117)	
6	P001	Note	Mark Zans : LD	Closed	<p>Park Development fee: 1 lot x 462.50 = \$462.50. To be paid prior to recordation of plat.</p>	
7	P001	Note	Mark Zans : LD	Closed	Provide half street dimension on Doddridge street.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
8	P001	Note	Mark Zans : LD	Closed	Sewer comments: Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	