



Merged Document Report

Application No.: PL8528

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
OAKHURST PLAZA (3).pdf

Comment Author Contact Information:

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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.	
2	Andrea Fernandez : DS	Closed	Planning: This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 12/11 PC. The deadline for revisions to be submitted in good order is 12/2. UPDATED: Moved to 1/8 PC. Deadline 12/30, though due to winter break, deadline 12/20.	

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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.	
11	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](#)

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17	PLAT	Note	Justin Phung : Default	Closed	PW STR: Informational - Oakhurst St is a local concrete street with PCI of 46.	
18	PLAT	Note	Justin Phung : Default	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.	
19	PLAT	Note	Justin Phung : Default	Closed	PW STR: Informational - SPID is TxDOT jurisdiction.	
5	PLAT	Note	Andrea Fernandez : DS	Closed	CCRTA: This plat is not located along an existing or foreseeably planned CCRTA service route.	
6	PLAT	Note	Andrea Fernandez : DS	Closed	GIS: PL8528 Oakhurst Plaza Tract 8A & 8B has been closed within acceptable engineering standards.	
7	PLAT	Note	Andrea Fernandez : DS	Closed	FIRE: 1 □ Plat □ Purpose of Plat is to separate the two restaurants within individual property lines. The restuarants are existing as well as the fire access lanes. The closest available hydrant is located on Oakhurst St. The fire access for both buildings shall be maintained. A fire access agreement is advised	

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					and filed with the City so that no fence or obstruction can be installed in the future that will impede the fire accessibility to both buildings. See code requirement below: 2-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 shall always be maintained.	
9	PLAT	Note	Alex Harmon : DS	Closed	Add plat note: During the development of the site, any increase in stormwater runoff flow rates must be mitigated in accordance with UDC 8.2.8.A, 8.2.8.B, and IDM 3.05 resulting in no adverse impacts between existing conditions and proposed conditions.	
10	PLAT	Note	Alex Harmon : DS	Closed	12/13/24 UPDATE: If an access easement is already signed, please provide. However, per legal team, if an access agreement is not wanted, then an emergency access easement can be placed on the plat with a note that there shall be no obstruction of the emergency access easement including fencing. Will there be an access easement between both tracts put in place? This would allow for both tracts to have an SPID access and Oakhurst Drive access and prevent a fence being placed between the two tracts.	
12	PLAT	Note	Andrea Fernandez : DS	Closed	Parks: Park and Recreations is not responsible for the landscaping or drainage on site for project scope or any other feature of project.	
13	PLAT	Note	Andrea Fernandez : DS	Closed	TxDOT: Please add the below 4 notes regarding access/drainage onto the state roadway system. 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).	

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					<p>□□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</p> <p>□□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	PLAT	Note	Andrea Fernandez : DS	Closed	<p>AEP Texas: AEP Texas is requesting the underground facilities to be labeled with an electric easement. 15'*15' around the transformer and 10' from the transformer up to the source.</p>	
15	PLAT	Note	Andrea Fernandez : DS	Closed	<p>AEP Transmission: no comment on the subject plat.</p>	
16	PLAT	Note	Andrea Fernandez : DS	Closed	<p>Planning: Update PC signature block. Chairman is Michael York, secretary is Michael Dice</p>	
20	PLAT	Note	Andrea Fernandez : DS	Closed	<p>Planning: Surveyor signature to be provided after PC approval, at the time of recording.</p>	
22	PLAT	Note	Andrea Fernandez : DS	Closed	<p>Traffic comments: Access: If driveway access is going to be utilized across the lots, provide cross access easement per UDC 7.1.8. ROW width: Dimension the ROW width of Oakhurst to your applicants side of the ROW CL. Oakhurst is a local street per the UTP and requires 25' of ROW on your applicant's side of the ROW CL. TXDOT: Informational - SPID is in TxDOT ROW. Please coordinate with TxDOT. PHT: Informational - For future PHT forms, use the Weekday AM Peak Hour of Generator and the Weekday PM Peak Hour of Generator to get the average rate, which would be 5.71 (AM) and 18.57 (PM). 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. 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</p>	

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					<p>in the ROW. (Please refer to Chapter 49, Article 3 for work in the ROW.) PCI: Informational - Oakhurst is a local street with a PCI of 89 between SPID and Pavement Change. The PCI value applies to the restoration requirements for the street cut policy. The PCI values are current as of 11/26/2024 and are subject to change. Informational - Oakhurst 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) Informational - Any excavation within Oakhurst 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) 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> <p>UPDATED 12/9: Access: Although both properties have driveways, provide shared/cross access easement to allow for emergency vehicles to turnaround/maneuver the site across the lot lines. If can show that emergency vehicles can turnaround/maneuver both individual sites without the neighboring lot when the parking lot is full, would not need the shared/cross access easement.</p> <p>All other comments addressed</p>	
23	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: Provide CL distance for Oakhurst Dr.	
24	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: Change solid line between UE and YR line along SPID frontage to a dashed line or provide hatching for entire ROW dedication.	

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25	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: In note #5, specify if acreage includes ROW dedication or not	
26	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: Shared access easement to be provided	
27	PLAT	Note	Andrea Fernandez : DS	Closed	Planning: In engineer signature block, provide CFM, CPM after Bria Whitmire P.E.	
8	SKETCH	Note	Mikail Williams : WTR	Closed	Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).	
21	SKETCH	Note	John Gonzales : WW	Closed	Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).	