



Merged Document Report

Application No.: PL9301

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
260420 PLAT-R2.pdf
260420 UTILITY-R2.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268
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
11	T001	Note	Bria Whitmire : DS	Closed	Refer to comments on utility plan and confirm existing utility mains remain in a utility easement.	
8	P001	Note	Bria Whitmire : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: no Sidewalks: no B. Water: no (EACH lot must have individual access and provide connectivity to neighboring lot) Fire hydrants: not for platting, possibly for site	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					development (nearest hydrant must be 300 feet for commercial, 600 for residential) C. Wastewater: no (EACH lot must have individual access and provide connectivity to neighboring lot) D. Stormwater: no, however site development must mitigate any increase of stormwater runoff-post development flow cannot exceed pre development flow E. Public open space: no (UDC 8.3) F. Permanent monument markers: no Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.	
9	P001	Note	Bria Whitmire : DS	Closed	The 8" WW Clay is what will need to be tapped onto. Update nomenclature on 6" WW PVC as 6" WW PVC Force Main	
10	P001	Note	Bria Whitmire : DS	Closed	Update 6.11.26: 54" transmission main that the contractor will need to be well aware of per included picture. Suspect the line shown is the 8" water line, but shows separate segment and label separated farther south. Update accordingly. Also add the 54" transmission main that the contractor will need to be well aware of per included picture.	
3	T001	Note	Mark Zans : LD	Closed	Change Michael Dice title to Interim Asst. City Manager	
4	T001	Note	Mark Zans : LD	Closed	Provide day of signature for surveyor.	
5	T001	Note	Mark Zans : LD	Closed	Change lot number in title of plat. should read lot 1A and 1B	
6	T001	Note	Mark Zans : LD	Closed	NCAD comment: This legal title exists per plat volume 41 page 80. Title should reflect Lot 1A & 1B.	
7	T001	Note	Mark Zans : LD	Closed	Total acreage in Note #1 and acreage in subtitle of plat do not match. there may be more than one prior plat in the area being platted for Sandoval Tract. (this plat)	
12	T001	Note	Mark Zans : LD	Closed	Park development fee: 462.50 x 2 lots = \$925.00 Fees applied based on the number of newly proposed residential dwelling units. As such fees are applied based on the number of proposed residential dwelling units on plat application.	
13	T001	Note	Mark Zans : LD	Closed	Traffic comments: PLAT - ROADWAY MASTER PLAN •□The proposed plat does not impact or alter the existing Transportation Master Plan. o□The plat did provide adequate ROW	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>dedication as required per the RMP. PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW) •□A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). o□The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o□The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o□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). •□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 or any work within utility easements. o□All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) DRIVEWAY ACCESS •□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 driveway details & dimensions required for review and approval from Public Works Traffic / ROW. TRAFFIC – PEAK HOUR TRAFFIC / TIA: •□Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. Traffic control plans •□Traffic control plans will also need to be provided to address any impacts or encroachment of devices, private work, or any activity into public ROW during construction.</p>	
14	T001	Note	Mark Zans : LD	Closed	Fire comments :	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>Please see Fire's Comments for PL9301 Sandoval Tract Block 1 Lot 1.</p> <p>All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Water Distribution Standards: Fire flow for residential areas requires 750 GPM with 20 psi residual</p> <p>507.5.1 Exception 1: Group R-3 (one- or two-family dwellings): Fire hydrants to be located every 600 feet apart.</p> <p>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>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>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>Information/Note:</p> <ol style="list-style-type: none"> 1. Where Fire Apparatus Access is constructed to the minimum of 20 feet, no parking is allowed within the fire apparatus lane. 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. 3. The minimum 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>Note: Calculated Turning Radii for Fire Apparatus: Inside Turn: 28 ft. Curb to curb: 36 ft. 8 in. Wall to wall: 45 ft.</p> <p>Note: The turning radius for fire apparatus should not be less than 45 degrees and curb to curb 36</p>	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
					<p>feet. As a result, developers should be particularly careful not to design streets with acute angles that would prevent fire apparatus from completing a turn without having to back up to negotiate the turn.</p> <p>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>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>-Development of the property will require further Development Services review.</p>	
15	T001	Note	Mark Zans : LD	Closed	Updated comment 6/12/2026 Remove extra word lot.	