

**Merged Document Report****Application No.: PL8018**

Description :	Laughlin Subdivision Block 1 Lots 9B & 9C
Address :	3441 Houston St. Location: South of Houston St. and west of Carroll St.
Record Type :	Re-plat of .50 Ac. for building a 2nd home. Zoning: RS-6 Surveyor: Voss Engineering

Submission Documents:

Document Filename
doc17216620231017160046.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Melanie Barrera	Melanieb2@cctexas.com	361-826-3254

General Comments

Comment ID	Author : Department	Status	Review Comments	Applicant Response Comments
12	Melanie Barrera : DS	Closed	Public/Private Infrastructure Required?: Water: no Fire Hydrants: no Wastewater: no Manhole: no Stormwater: no Sidewalks: no Streets: no	

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	P0001	Note	Mark Zans : DS	Closed	NAS comment - No comment	
2	P0001	Note	Mark Zans : DS	Closed	AEP Dist. No comment	
3	P0001	Note	Mark Zans : DS	Closed	Planning comments 1. Entrance road for Lot 9C on Houston St. needs to be 20' in width to accommodate fire truck and support a 75,000 pound truck. 2. Front yard setback for Lot 9C will be 25' from rear lot of lot 9B. Please depict this line and label as 25' Y.R.	
4	P0001	Note	Mark Zans : DS	Closed	Parks Dept. No comment.	
5	P0001	Note	Mark Zans : DS	Closed	Fire Comments- Informational only 1 Infor. Note: The construction of a home on Lot 9C will need to be accessible by means of a fire access lane. It is important for a fire apparatus to park within 150 ft. of the rear corner of the home. This fire access lane should meet the following requirements: 2. Infor. 3310.1 Required access. Approved vehicle access for firefighting shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. 3 Infor. 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. 4 Infor. Note: An accessible road is required before going vertical with any structure. 5. Infor. 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. 6 Infor. 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. 7. Infor. 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. 8 Infor. Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac.	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
6	P0001	Note	Mark Zans : DS	Closed	Traffic comments- 1 Infor: Proposed driveway access to a public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) 2 Infor: A ROW Construction Permit, issued by Traffic Engineering, will also be required to perform work within or occupy public right-of-way.	
14	P0001	Note	Mark Zans : DS	Closed	Planning comment: Change chairman name to Michael Miller.	
15	P0001	Note	Mark Zans : DS	Closed	AEP Transmission: No comments	
10	P0002	Note	Melanie Barrera : DS	Closed	please confirm lots will be billed separately for utilities	
13	P0002	Note	Melanie Barrera : DS	Closed	please display somewhere on utility plan water and wastewater project usage (UDC 3.8.5.D - Platting requires water and wastewater usage to be displayed 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))	

LAUGHLIN SUBDIVISION
BLOCK 1, LOTS 9B & 9C

BEING A REPLAT OF A PORTION OF LOT 3, SECTION B,
PAISLEY'S SUBDIVISION OF THE HOFFMAN TRACT
AS RECORDED IN VOL. A, PAGE 28 (M.R.N.C.T.)
CORPUS CHRISTI, NUECES COUNTY, TEXAS

NOTES:

- THE YARD REQUIREMENTS, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND SUBJECT TO CHANGE, AS THE ZONING MAY CHANGE.
- FOUND 5/8 INCH IRON ROD AT ALL LOT CORNERS, P.T.'S, BLOCK CORNERS ETC., UNLESS OTHERWISE SPECIFIED.
- AC. DENOTES ACRES OF LAND
S.F. DENOTES SQUARE FEET OF LAND
Y.R. DENOTES YARD REQUIREMENTS
B.L. DENOTES BUILDING LINE
U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
C.L. DENOTES CENTERLINE OF ROADWAY
B.C. DENOTES BLOCK CORNER
D.H. DENOTES DRILL HOLE
"S" DENOTES SET 5/8" I.R.
"+" DENOTES GRADE ELEVATIONS
I.R. DENOTES IRON ROD
- THIS PROPERTY LIES WITHIN FLOOD ZONE X COMMUNITY #48355C, PANEL 0510G (CITY OF CORPUS CHRISTI), AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO MAPS INDEX DATED 10/13/2022.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE CORPUS CHRISTI BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE CORPUS CHRISTI BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE CORPUS CHRISTI BAY AS "CONTACT RECREATION" USE.
- TOTAL PLATTED AREA IS 0.500 ACRES INCLUDING STREET DEDICATION.
- BASIS OF BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH (2010.00).
- IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.

STATE OF TEXAS
COUNTY OF NUECES

I, CHRISTOPHER BEN CANTU, HEREBY CERTIFY THAT I AM THE OWNER OF LOTS 9B & 9C, BLOCK 1, EMBRACED WITHIN THE BOUNDS OF THE FOREGOING MAP. THAT WE HAD SAID LAND SURVEYED AS SHOWN; THAT STREETS AS SHOWN ARE DEDICATED TO THE PUBLIC FOREVER; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE ____ OF _____, 2023.

CHRISTOPHER BEN CANTU
OWNER

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHRISTOPHER BEN CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR NUECES CO., TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, RONALD A. VOSS, A REGISTERED PROFESSIONAL LAND SURVEYOR OF VOSS ENGINEERING, INC., HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREIN AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

THIS THE ____ OF _____, 2023.

RONALD A. VOSS
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2293

STATE OF TEXAS
COUNTY OF NUECES

I, WILLIAM C. SHADDOCK, DO HEREBY CERTIFY THAT I AM THE HOLDER OF A LIEN ON THE PROPERTY REFERRED TO AS THE LOTS 9B & 9C, LAUGHLIN SUBDIVISION AND THAT WE APPROVE OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSE AND CONSIDERATIONS EXPRESSED.

THIS THE ____ DAY OF _____, 2023

WILLIAM C. SHADDOCK
TRUSTEE

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, WILLIAM C. SHADDOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF RECORD AND THAT HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

THIS THE ____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAUGHLIN ADDITION
LOT 8B
①
VOL. 63, PG. 10
(M.R.N.C.T.)

LAUGHLIN ADDITION
LOT 9D
①
VOL. 20, PG. 83
(M.R.N.C.T.)

HOUSTON STREET
(50' R.O.W.)

S 61° 52' 25" E 104.32'

S 61° 52' 25" E 104.32'

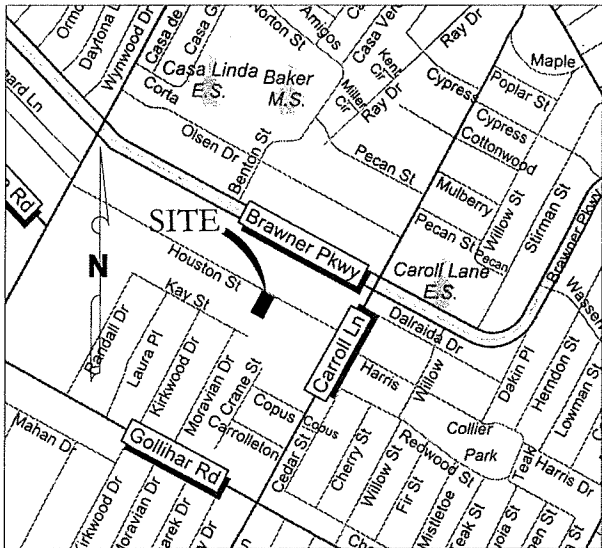
LOT 9B
①
9,023.3 S.F.
0.207 AC.

N 61° 52' 25" W 84.34'

LOT 9C
①
12,237.3 S.F.
0.281 AC.

N 61° 48' 52" W 104.36'

KIRKWOOD ADDITION NO.2
LOT 4
⑥
VOL. 14, PG. 54
(M.R.N.C.T.)



VICINITY MAP (NTS)

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE ____ DAY OF _____, 2023.

AL RAYMOND III, A.L.A., C.B.O.
DIRECTOR OF DEVELOPMENT

MICHAEL MILLER, CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS THE ____ OF _____, 2023.

BRIA WHITMIRE, P.E., C.F.M., C.P.M.
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

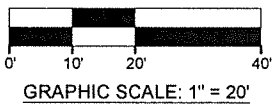
I, KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2023, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS ____ DAY OF _____, 2023 AT ____ O'CLOCK ____ M AND DULY RECORDED IN VOLUME ____, PAGE ____ (M.R.N.C.T.)

WITNESS MY HAND AND SEAL OF OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE ____ DAY OF _____, 2023.

KARA SANDS, COUNTY CLERK
DEPUTY TO THE COUNTY CLERK

VOSS ENGINEERING, INC.

ENGINEERING AND LAND SURVEYING
6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415
PHONE: (361)854-6202 FAX: (361)853-4696



DATE:

08/03/2023

REVISED:

10/17/2023

OFFICE:

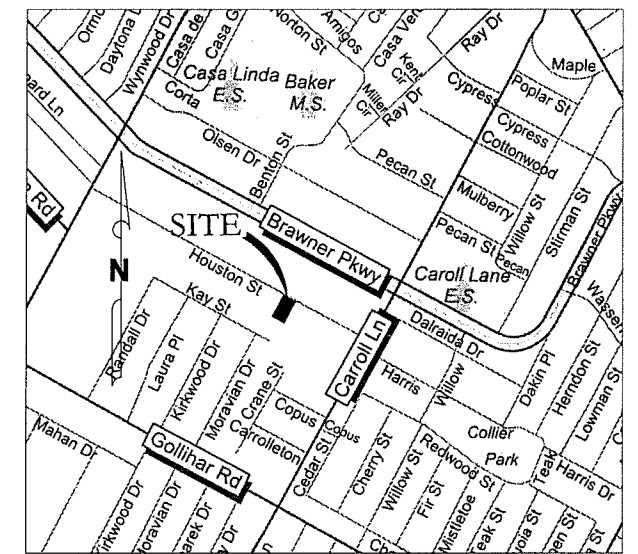
RV & PP

JOB #:

23-2967

FIRM NO. F-166

UTILITY PLAN



* PROPOSED WATER USAGE FOR A FAMILY OF 4:
320-400 GAL/DAY

*PROPOSED WASTE WATER USAGE FOR FAMILY OF 4:
200-280 GAL/DAY



GRAPHIC SCALE: 1" = 20'

DATE:	REVISED:	OFFICE:	JOB #:
08/03/2023	10/17/2023	RV & PP	23-2967
FIRM NO. F-166			